



Apartamento Planta Media en venta en Marbella, Marbella

770.000 €

Referencia: R5257654 Dormitorios: 2 Baños: 2 Construido: 120m² Terraza: 15m²





Costa del Sol, Marbella

Fully Renovated Tourist Apartment with Legal Licence and High Profitability – Prime Central Location in Marbella Are you seeking a completely refurbished property in the city centre, with high returns and an active tourist licence? This is your chance! We are offering this exclusive 120 m² apartment next to Alameda Park—a historic green oasis in Marbella's heart, featuring botanic gardens, a 1792 fountain, shaded paths, and tiled benches, blending nature with urban charm between the old town and coast. Just 2 minutes from the historic centre and beach, this frontline location ensures year-round demand, surrounded by restaurants, chiringuitos, supermarkets, and services. In a market where Marbella tourist apartments have seen 20% price growth from 2023-2025 and yields of 4-6% (up to 7-10% in prime spots), with Q3 2025 averages at €4,509/m², this property promises strong profitability amid rising tourism. Features include a spacious living room with air conditioning, an open modern kitchen with island, two full bathrooms (one en-suite with jacuzzi), and two bedrooms with AC – all designed for efficiency and comfort. Sold fully furnished as per photos, it's ready for immediate use or rentals. The official VFT tourist licence is transferable, a rare advantage under 2025 regulations requiring community approval and a national code from July 1 for online listings – guaranteeing seamless tourist exploitation without additional paperwork. For tourism companies meeting fiscal requirements, save on the 7% ITP by potentially qualifying for AJD at 1.5-2% if classified as a business asset, representing significant savings. Ideal for professional investors generating stable income, or individuals seeking a second residence with tourist benefits. Start exploiting from day one with ongoing bookings in this high-demand spot – contact us today!



Características:

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Terraza
Elevar
Transporte cercano
Terraza
Baño privado
Piso de mármol
Doble acristalamiento
Armarios ajustados
Wifi
Jacuzzi
Domotica
Cerca de la iglesia
Fibra óptica

Vistas

Jardín
Patio
Vistas Urbanas
Calle

Muebles

Completamente Amueblada

Aparcamiento

Calle

Orientación

Norte

Posición

Área comercial
Junto a la playa
Cerca del golf
Cerca del puerto
Cerca del mar
Cerca de las tiendas
Cerca de las escuelas
Frente a la playa
Ciudad
Cerca de Marina

Cocina

Cocina Equipada

Climatización

Aire acondicionado

Estado

Excelente
Renovado Recientemente
Reformado Recientemente

Seguridad

Sistema de alarma
Teléfono de entrada