



Tussenverdieping Appartement te koop in Marbella, Marbella

770.000 €

Referentie: R5257654 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 120m² Terras: 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!



Kenmerken:

Extra's

Overdekt terras
Tillen
Nabij transport
Privéterras
Ensuite badkamer
Marmeren vloeren
Dubbele beglazing
Gemonteerde kasten
Wifi
Jacuzzi
Domotica
Nabij de kerk
Glasvezel

Uitzicht

Tuin
Binnenplaats
Stedelijk
Straat

Meubilering

Volledig ingericht

Parkeergelegenheid

Straat

Zonorientatie

Noorden

Ligging

Commercieel gebied
Strand
Dicht bij golf
Dicht bij de poort
Dicht bij zee
Dicht bij winkels
Dicht bij scholen
Aan het strand
Dorp
Dicht bij jachthaven

Keuken

Volledig passend

Klimaatbeheersing

Airconditioning

Huidige Staat

Uitstekend
Onlangs gerenoveerd
Onlangs gerenoveerd

Beveiliging

Alarmsysteem
Invoertelefoon