



Apartamento Planta Media en venta en Marbella, Marbella

486.000 €

Referencia: R5257609 Dormitorios: 1 Baños: 1 Construido: 70m² Terraza: 12m²





Costa del Sol, Marbella

Fully Renovated Tourist Apartment with Legal Licence and High Profitability – Prime Central Location in Marbella

Are you searching for a completely refurbished property in the city centre, with high returns and an active tourist licence? This is your chance! We are offering this 70 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, a full renovated bathroom, and one bedroom 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, opt for IVA over 7% ITP, saving significantly. 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
Elegir
Transporte cercano
Terraza
Doble acristalamiento
Wifi
Restaurante en el sitio
Cerca de la iglesia
Fibra óptica

Vistas

Vistas Panorámicas
Jardín
Patio
Vistas Urbanas
Calle

Muebles

Completamente Amueblada

Aparcamiento

Calle

Orientación

Noroeste

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