



Tussenverdieping Appartement te koop in Marbella, Marbella

486.000 €

Referentie: R5257609 Slaapkamers: 1 Badkamers: 1 Perceelgrootte: 70m² Terras: 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!



Kenmerken:

Extra's

Overdekt terras
Tillen
Nabij transport
Privéterras
Dubbele beglazing
Wifi
Restaurant ter plaatse
Nabij de kerk

Glasvezel

Uitzicht

Panoramisch
Tuin
Binnenplaats
Stedelijk
Straat

Meubilering

Volledig ingericht

Parkeergelegenheid

Straat

Zonorientatie

Noordwesten

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