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Квартира на среднем этаже для продажи в Марбелья, Marbella

486 000 €

Ссылка: R5257609 **спальни:** 1 **ванная комната:** 1 **Размер сборки:** 70m^2 **терраса:** 12m^2

Коста дель Соль, Марбелья

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!

Характеристики:

Функции
Покрытая терраса
Поднимать
Рядом с транспортом
Частная терраса
Двойное остекление
Wi-Fi
Ресторан на месте
Недалеко от церкви
Волоконно -оптика

Ориентация
Северо -Запад

Климат -контроль
Кондиционер

Виды
Панорамный
Сад
Двор
Городской
Улица

Параметр
Коммерческий район
Пляжный
Рядом с гольфом
Рядом с портом
Рядом с морем
Рядом с магазинами
Рядом с школами
Пляж
Город
Рядом с Мариной

Состояние
Отличный
Недавно отремонтировано
Недавно отремонтирован

Мебель
Полностью меблирован

Кухня
Полностью оснащен

Безопасность
Система тревоги

Стоянка
Улица