info@intermarbella.com
+34 951 708 422

Middle Floor Apartment for sale in Valdecantos, Marbella **486,000 €**

Reference: R5257660 **Bedrooms:** 1 **Bathrooms:** 1 **Build Size:** 49m^2 **Terrace:** 6m^2

Costa del Sol, Marbella

Beachside Apartment for Sale in Valdecantos, Marbella Centre
Legally Authorised Tourist Apartment | Community-Approved Licence Transfer | Prime Beachfront Investment

Are you searching for a front-line beach apartment in Marbella with sea views, strong rental returns, and a fully active tourist licence? This is a rare opportunity to acquire a legally authorised holiday apartment in one of Marbella's most in-demand central beachfront locations.

This 49 m² apartment, located on Marbella's first-line beachfront, features a private balcony with lateral sea views and was fully renovated three years ago. The property already benefits from proven high rental performance, making it an ideal turnkey investment.

Set in a lively beachside area with direct access to golden sands, chiringuitos, and the promenade, the apartment enjoys exceptional connectivity. You are just minutes from Puerto Banús, the charm of Estepona, and Málaga Airport, with easy access via the A-7.

Investment Highlights
First-line beachfront location in Marbella centre
Active and transferable VFT tourist licence, with community approval already in place – a key advantage under 2025 regulations
High rental yields in a market that has seen approximately 20% price growth (2023–2025)
Short-term rental returns of 6–11%, with peak summer rates typically ranging from €150–€300 per night
Continuous bookings and excellent guest ratings – income from day one

Property Features
Bright living room with air conditioning
Modern, fully equipped kitchen
Fully renovated bathroom
One comfortable bedroom with air conditioning
Sold fully furnished, exactly as shown in the photos
Designed for comfort, efficiency, and immediate rental use

Fiscal Advantage for Investors
For companies operating in the tourism sector and meeting fiscal requirements, the purchase may qualify as a business asset, potentially reducing transfer tax from 7% ITP to 1.5–2% AJD, representing a significant saving.

Ideal For
Investors seeking a secure, high-performing beachfront asset
Tourism companies looking for a ready-to-operate licensed property
Buyers wanting a lock-up-and-leave beach home with excellent year-round rental potential

This is a rare beachfront opportunity in central Marbella, combining location, legal security, and immediate profitability.

 Contact us today to arrange a viewing or request further investment details.

Features:

Features
Covered Terrace
Lift
Near Transport
Private Terrace
Marble Flooring
Double Glazing
Fitted Wardrobes
WiFi
Near Church
Fiber Optic

Orientation
South

Climate Control
Air Conditioning

Views
Sea
Garden
Port
Courtyard
Urban

Setting
Commercial Area
Beachside
Close To Golf
Close To Port
Close To Sea
Close To Shops
Close To Schools
Beachfront
Town
Port
Marina
Close To Marina
Front Line Beach Complex

Condition
Excellent
Recently Refurbished
Recently Renovated

Furniture
Fully Furnished

Kitchen
Fully Fitted

Security
Alarm System
Entry Phone

Parking
Street