



Middle Floor Apartment for sale in Marbella, Marbella

770,000 €

Reference: R5257654 Bedrooms: 2 Bathrooms: 2 Build Size: 120m² Terrace: 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!

**Features:****Features**

Covered Terrace
Lift
Near Transport
Private Terrace
Ensuite Bathroom
Marble Flooring
Double Glazing
Fitted Wardrobes
WiFi
Jacuzzi
Domotics
Near Church
Fiber Optic

Views

Garden
Courtyard
Urban
Street

Furniture

Fully Furnished

Parking

Street

Orientation

North

Setting

Commercial Area
Beachside
Close To Golf
Close To Port
Close To Sea
Close To Shops
Close To Schools
Beachfront
Town
Close To Marina

Kitchen

Fully Fitted

Climate Control

Air Conditioning

Condition

Excellent
Recently Refurbished
Recently Renovated

Security

Alarm System
Entry Phone