



## Midtgulvleilighet til salgs i Marbella, Marbella

770 000 €

Referanse: R5257654 Soverom: 2 Bad: 2 Bebygget areal: 120m<sup>2</sup> Terrasse: 15m<sup>2</sup>





## 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 m<sup>2</sup> 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/m<sup>2</sup>, 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!

**Egenskaper:****Funksjoner**

Dekket terrasse  
Løfte  
Nær transport  
Privat terrasse  
Ensuite bad  
Marmorgulv  
Dobbeltvindu  
Monterte garderober  
Wifi  
Jacuzzi  
Domotikere  
Nær kirken  
Fiberoptisk

**Utsikt**

Hage  
Gårdsplass  
Urban  
Gate

**Møbler**

Fullt møblert

**Parkering**

Gate

**Orientering**

Nord

**Innstilling**

Kommersielt område  
Stranden  
I nærheten av golf  
I nærheten av havnen  
Nær sjøen  
I nærheten av butikker  
Nær skoler  
Strandfront  
By  
Nær marina  
**Kjøkken**  
Fullt montert

**Klimakontroll**

Klimaanlegg

**Betingelse**

Glimrende  
Nylig pusset opp  
Nylig renovert

**Sikkerhet**

Alarmsystem  
Inngangstelefon