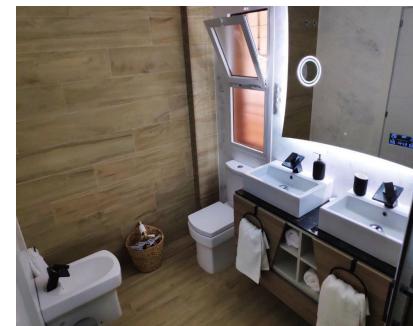


Sales - Apartment - Marbella

486.000€



Ref.-ID: R5257609

Marbella

Apartment



1



1



70 m²

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 14,509/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!

Setting

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

Furniture

- ✓ Fully Furnished

Orientation

- ✓ North West

Condition

- ✓ Excellent
- ✓ Recently Renovated
- ✓ Recently Refurbished

Climate Control

- ✓ Air Conditioning

Views

- ✓ Panoramic
- ✓ Garden
- ✓ Courtyard
- ✓ Urban
- ✓ Street

Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Double Glazing
- ✓ Restaurant On Site
- ✓ Near Church
- ✓ Fiber Optic

Kitchen

- ✓ Fully Fitted

Security

- ✓ Alarm System

Parking

- ✓ Street