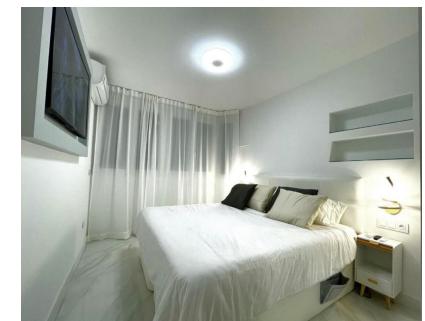


Sales - Apartment - Marbella
770.000€



Ref.-ID: R5257654



2

Marbella



2



120 m²

Apartment

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 ensuite 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!

Setting	Orientation	Condition	Climate Control	Views	Features
✓ Beachfront	✓ North	✓ Excellent	✓ Air Conditioning	✓ Garden	✓ Covered Terrace
✓ Town		✓ Recently Renovated		✓ Courtyard	✓ Lift
✓ Commercial Area		✓ Recently Refurbished		✓ Urban	✓ Fitted Wardrobes
✓ Beachside				✓ Street	✓ Near Transport
✓ Close To Golf					✓ Private Terrace
✓ Close To Port					✓ WiFi
✓ Close To Shops					✓ Ensuite Bathroom
✓ Close To Sea					✓ Marble Flooring
✓ Close To Schools					✓ Jacuzzi
✓ Close To Marina					✓ Double Glazing
					✓ Domotics
					✓ Near Church
					✓ Fiber Optic
Furniture	Kitchen	Security	Parking		
✓ Fully Furnished	✓ Fully Fitted	✓ Entry Phone	✓ Street		
		✓ Alarm System			