

Продажа - Апартамент - Marbella
770.000€



Ref.-ID: R5257654



2

Marbella



2



120 m²

Апартамент

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!

- Расположение**
- ✓ Первая линия пляжа
 - ✓ Город
 - ✓ Коммерческая зона
 - ✓ На побережье
 - ✓ Рядом с гольф-полем
 - ✓ Рядом с портом
 - ✓ Рядом с магазинами
 - ✓ Рядом с морем
 - ✓ Близко к школам
 - ✓ Рядом с портом

- ОРИЕНТАЦИЯ**
- ✓ Север

- Состояние**
- ✓ Отличное
 - ✓ Недавно отремонтированная
 - ✓ Недавно отделанная

- Климат-контроль**
- ✓ Кондиционер

- ВИД**
- ✓ Сад
 - ✓ Двор
 - ✓ Город
 - ✓ Улица

- Особенности**
- ✓ Крытая терраса
 - ✓ Лифт
 - ✓ Встроенные шкафы
 - ✓ Рядом с транспортом
 - ✓ Приватная терраса
 - ✓ WiFi
 - ✓ Ванная комната
 - ✓ Мраморные полы
 - ✓ Джакузи
 - ✓ Двойные стеклопакеты
 - ✓ Умный дом
 - ✓ Возле церкви
 - ✓ Оптическое волокно

- Мебель**
- ✓ Полностью меблированный

- Кухня**
- ✓ Полностью оборудованная

- меры безопасности**
- ✓ Домофон
 - ✓ Сигнализация

- Парковка**
- ✓ Улица