



Middle Floor Apartment for sale in Marbella Town, Marbella

770.000 €Reference: R5257654 Bedrooms: 2 Bathrooms: 2 Build Size: 120m² Terrace: 15m²



Costa del Sol, Marbella Town

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:

Caratteristiche

Terrazza coperta

Ascensore

Vicino ai mezzi di trasporto

Terrazza privata

Bagno privato

Pavimenti in marmo

Doppio vetro

Armadi a muro

Wifi

Jacuzzi

Domotica

Vicino alla chiesa

Fibra ottica

Viste

Giardino

Giardino

Città

Strada

Orientamento

Nord

Climate Control

Aria condizionata

Collocamento

Area commerciale

Vicino alla spiaggia

Vicino al golf

Vicino al porto

Vicino al mare

Vicino ai negozi

Vicino alle scuole

Sulla spiaggia

Città

Vicino al porto

Condizione

Eccellente

Recentemente ristrutturato

Recentemente rinnovato

Cucina

Completamente arredata

Sicurezza

Sistema di allarme

Citofono

Mobilia

Completamente arredato

Parcheggio

Strada