



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

Mobilia

Completamente arredato

Parcheggio

Strada

Orientamento

Nord

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

Cucina

Completamente arredata

Climate Control

Aria condizionata

Condizione

Eccellente
Recentemente ristrutturato
Recentemente rinnovato

Sicurezza

Sistema di allarme
Citofono