



Middle Floor Apartment for sale in Marbella Town, Marbella

486.000 €Reference: R5257609 Bedrooms: 1 Bathrooms: 1 Build Size: 70m² Terrace: 12m²



Costa del Sol, Marbella Town

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 €4,509/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!



Features:

Caratteristiche

Terrazza coperta

Ascensore

Vicino ai mezzi di trasporto

Terrazza privata

Doppio vetro

Wifi

Ristorante in loco

Vicino alla chiesa

Fibra ottica

Viste

Panoramica

Giardino

Giardino

Città

Strada

Orientamento

Nord -ovest

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

Cucina

Completamente arredata

Condizione

Eccellente

Recentemente ristrutturato

Recentemente rinnovato

Mobilia

Completamente arredato

Parcheggio

Strada

Sicurezza

Sistema di allarme