



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

Mobili

Completamente arredato

Parcheggio

Strada

Orientamento

Nord -ovest

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