



Middle Floor Apartment for sale in Marbella Town, Marbella

486.000 €Reference: R5257660 Bedrooms: 1 Bathrooms: 1 Build Size: 49m² Terrace: 6m²



Costa del Sol, Marbella Town

Legally Authorised Tourist Apartment with Community Approval for Title Transfer – Prime Beachfront Investment in Marbella Are you seeking a property with sea views, high profitability, and an active tourist licence? This is your chance! We are offering this exclusive 49 m² apartment on Marbella's first-line beachfront, with a balcony providing lateral sea views, fully renovated three years ago, and boasting a proven track record of high rental yields in one of the Costa del Sol's most sought-after locations. Positioned in a vibrant area with direct access to golden sands, chiringuitos, and the promenade, it's just minutes from Puerto Banús' luxury boutiques and nightlife, Estepona's historic old town, or Málaga Airport via the A-7. In a market where Marbella tourist apartments have seen 20% price growth from 2023-2025 and short-term rental yields of 6-11% (peaking during summer with daily rates of €150-€300), this property promises immediate returns amid rising demand for licensed holiday lets. Features include a spacious living room with air conditioning, a modern equipped kitchen, a fully renovated bathroom, and one bedroom with AC – all designed for comfort and efficiency. Sold fully furnished as per photos, it's ready for immediate use or rentals. The active VFT tourist licence is transferable, a rare advantage under 2025 regulations requiring community approval – ensuring seamless exploitation without additional paperwork. For companies in the tourism sector 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 investors or businesses, with continuous bookings and top ratings on platforms – the buyer starts earning from day one in this high-demand spot! A perfect option for year-round living or a reliable investment on the Costa del Sol – contact us today to arrange a viewing.



Features:

Caratteristiche

Terrazza coperta

Ascensore

Vicino ai mezzi di trasporto

Terrazza privata

Pavimenti in marmo

Doppio vetro

Armadi a muro

Wifi

Vicino alla chiesa

Fibra ottica

Viste

Mare

Giardino

Porto

Giardino

Città

Orientamento

Sud

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

Porta

Porto

Vicino al porto

Complesso in prima linea di spiaggia

Cucina

Completamente arredato

Condizione

Eccellente

Recentemente ristrutturato

Recentemente rinnovato

Mobilia

Completamente arredato

Sicurezza

Sistema di allarme

Citofono

Parcheggio

Strada