



Tussenverdieping Appartement te koop in Marbella,  
Marbella Central

770.000 €

Referentie: R5257654 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 120m<sup>2</sup> Terras: 15m<sup>2</sup>





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## Costa del Sol, Marbella

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 m<sup>2</sup> 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/m<sup>2</sup>, 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!



## Kenmerken:

### Extra's

Overdekt terras

Tillen

Nabij vervoer

Privé Terras

Ensuite badkamer

Marmeren vloeren

Dubbele beglazing

Inbouwkasten

WiFi

Jacuzzi

Domotics

Buurt van een kerk

Optische vezel

### Uitzicht

Garden Views

binnenplaats Bekeken

Urban Bekeken

street Views

### Zonorientatie

noorden

### Klimaatbeheersing

Airconditioning

### Ligging

Commerciele omgeving

Dicht bij strand

Dichtbij golfbaan

Dichtbij haven

Dichtbij zee

Dicht bij winkels

Dichtbij scholen

Eerstelijns strand

Stad

Dichtbij jachthaven

### Keuken

Volledig ingerichte keuken

### Huidige Staat

Uitstekende conditie

Onlangs gerenoveerd

Onlangs gerenoveerd

### Meubilering

Volledig gemeubileerd

### Beveiliging

Alarmsysteem

Deurbel met intercom

### Parkeergelegenheid

parkeren op straat