



Tussenverdieping Appartement te koop in Marbella, Marbella Central

486.000 €

Referentie: R5257609 Slaapkamers: 1 Badkamers: 1 Perceelgrootte: 70m² Terras: 12m²





Costa del Sol, Marbella

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!



Kenmerken:

Extra's

Overdekt terras

Tillen

Nabij vervoer

Privé Terras

Dubbele beglazing

WiFi

Restaurant op locatie

Buurt van een kerk

Optische vezel

Uitzicht

Weids

Garden Views

binnenplaats Bekeken

Urban Bekeken

street Views

Meubilering

Volledig gemeubileerd

Parkeergelegenheid

parkeren op straat

Zonorientatie

Noordwest Zonoriëntatie

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

Klimaatbeheersing

Airconditioning

Huidige Staat

Uitstekende conditie

Onlangs gerenoveerd

Onlangs gerenoveerd

Beveiliging

Alarmsysteem