



# Apartamento Planta Media en venta en Marbella, Marbella

770.000 €

Referencia: R5257654    Dormitorios: 2    Baños: 2    Construido: 120m<sup>2</sup>    Terraza: 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!



## Características:

### Características

Terraza Cubierta  
Ascensor  
Cerca de Transporte  
Terraza Privada  
Baño En-Suite  
Suelos de Mármol  
Doble acristalamiento  
Armarios Empotrados  
WiFi  
Jacuzzi  
Domotica  
Cerca de una Iglesia  
Fibra óptica

### Vistas

Vistas a Jardín  
Vistas a Patio  
Vistas Urbanas  
Vistas a Calle

### Muebles

Completamente Amueblada

### Aparcamiento

Párking en Calle

### Orientación

Norte

### Posición

Área Comercial  
Lado de la Playa  
Cerca de Golf  
Cerca de Puerto  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Colegios  
Primera línea de Playa  
Ciudad  
Cerca de Marina

### Cocina

Cocina Equipada

### Climatización

Aire Acondicionado

### Estado

Excelente estado de conservación  
Renovado Recientemente  
Reformado Recientemente

### Seguridad

Alarma  
Portero Automático