



## Middle Floor Apartment for sale in Marbella, Marbella

486,000 €

Reference: R5257660 Bedrooms: 1 Bathrooms: 1 Build Size: 49m<sup>2</sup> Terrace: 6m<sup>2</sup>





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## Costa del Sol, Marbella

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 m<sup>2</sup> 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:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Near Church  
Fiber Optic

### Views

Sea Views  
Garden  
Port  
Courtyard  
Urban

### Furniture

Fully Furnished

### Parking

Street

### Orientation

South

### Setting

Commercial Area  
Beachside  
Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Schools  
Beachfront  
Town  
Port  
Marina  
Close To Marina  
Front Line Beach Complex

### Kitchen

Fully Fitted

### Climate Control

Air Conditioning

### Condition

Excellent  
Recently Refurbished  
Recently Renovated

### Security

Alarm System  
Entry Phone