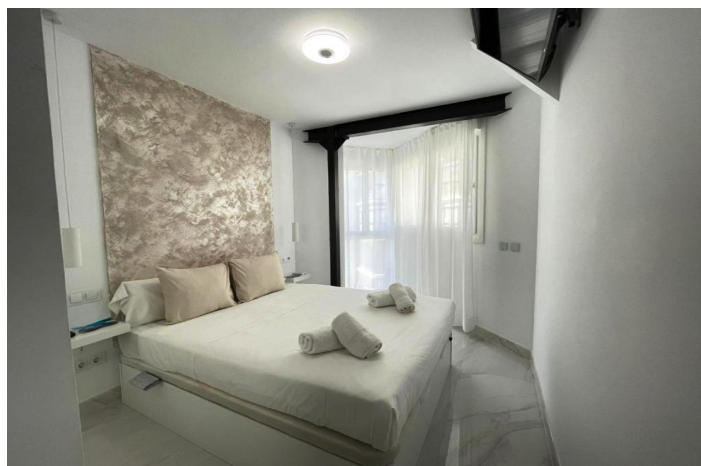
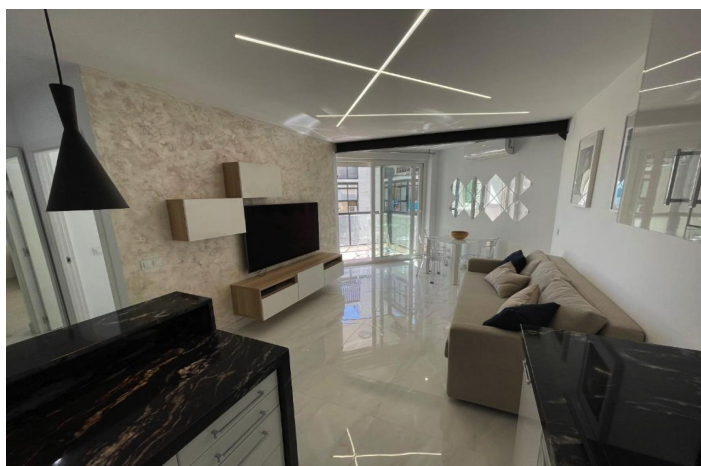




Apartamento Planta Media en venta en Marbella, Marbella

486.000 €

Referencia: R5257660 Dormitorios: 1 Baños: 1 Construido: 49m² Terraza: 6m²





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 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.



Características:

Características

Terraza Cubierta
Ascensor
Cerca de Transporte
Terraza Privada
Suelos de Mármol
Doble acristalamiento
Armarios Empotrados
WiFi
Cerca de una Iglesia
Fibra óptica

Vistas

Vistas al Mar
Vistas a Jardín
Vistas a Puerto
Vistas a Patio
Vistas Urbanas

Muebles

Completamente Amueblada

Aparcamiento

Párking en Calle

Orientación

Sur

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
Puerto
Marina
Cerca de Marina
Complejo 1ª Línea de Playa

Cocina

Cocina Equipada

Climatización

Aire Acondicionado

Estado

Excelente estado de conservación
Renovado Recientemente
Reformado Recientemente

Seguridad

Alarma
Portero Automático