



## Middle Floor Apartment for sale in Marbella, Marbella

**770,000 €**

Reference: R5257654   Bedrooms: 2   Bathrooms: 2   Build Size: 120m<sup>2</sup>   Terrace: 15m<sup>2</sup>





## 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!



## Features:

Features	Orientation	Climate Control
Covered Terrace	North	Air Conditioning
Lift		
Near Transport		
Private Terrace		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
WiFi		
Jacuzzi		
Domotics		
Near Church		
Fiber Optic		
Views	Setting	Condition
Garden	Commercial Area	Excellent
Courtyard	Beachside	Recently Refurbished
Urban	Close To Golf	Recently Renovated
Street	Close To Port	
	Close To Sea	
	Close To Shops	
	Close To Schools	
	Beachfront	
	Town	
	Close To Marina	
Furniture	Kitchen	Security
Fully Furnished	Fully Fitted	Alarm System
		Entry Phone
Parking		
Street		