



## Middle Floor Apartment for sale in Marbella, Marbella

**486,000 €**Reference: JNP5257609   Bedrooms: 1   Bathrooms: 1   Build Size: 70m<sup>2</sup>   Terrace: 12m<sup>2</sup>



## 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 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, 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!



## Features:

### Features

Covered Terrace

Lift

Near Transport

Private Terrace

Double Glazing

WiFi

Fiber Optic

Near Church

Restaurant On Site

### Views

Panoramic

Garden

Urban

Street

Courtyard

### Orientation

North West

### Climate Control

Air Conditioning

### Setting

Commercial Area

Beachside

Close To Golf

Close To Port

Close To Sea

Close To Shops

Close To Schools

Town

Close To Marina

Beachfront

### Condition

Excellent

Recently Refurbished

Recently Renovated

### Kitchen

Fully Fitted

### Security

Alarm System

### Furniture

Fully Furnished

### Parking

Street