



## Middle Floor Apartment for sale in Marbella, Marbella

**486,000 €**Reference: JNP5257660   Bedrooms: 1   Bathrooms: 1   Build Size: 49m<sup>2</sup>   Terrace: 6m<sup>2</sup>



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