

Apartment for sale in Marbella, Costa del Sol

1 Bedrooms | 1 Bathrooms | 70 m² Interior | 12 m² Terraces |



Property Description

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 m² 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/m², 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 at a rate advantage under 2025 regulations requiring community approval and a national code from July 1 for online listings - guaranteeing seamless tourist exploitation without

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.
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additional paperwork.

For tourism companies meeting fiscal requirements, opt for IVA over 7% ITP, saving significantly.

MARBELLA LIVING Estate Agents
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!

€ 486,000

Ref: 300-01816P

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