

Apartment for sale in Marbella, Costa del Sol

2 Bedrooms | 2 Bathrooms | 120 m² Interior | 15 m² Terraces |



Property Description

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 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 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

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rentals. The official tourist licence is transferable, a rare advantage under 2023 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

an ITP of 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!

€ 770,000

Ref: 300-01817P

MARBELLA LIVING
Estate Agents

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