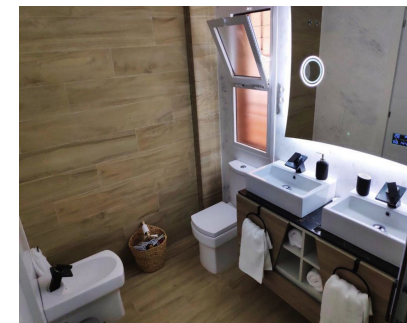


Продажа - Апартамент - Marbella
486.000€

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70 m2

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, 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!

Расположение <ul style="list-style-type: none">✓ Первая линия пляжа✓ Город✓ Коммерческая зона✓ На побережье✓ Рядом с гольф-полем✓ Рядом с портом✓ Рядом с магазинами✓ Рядом с морем✓ Близко к школам✓ Рядом с портом	ОРИЕНТАЦИЯ <ul style="list-style-type: none">✓ Северо-запад	Состояние <ul style="list-style-type: none">✓ Отличное✓ Недавно отремонтированная✓ Недавно отделанная	Климат-контроль <ul style="list-style-type: none">✓ Кондиционер	ВИД <ul style="list-style-type: none">✓ Панорамный✓ Сад✓ Двор✓ Город✓ Улица	Особенности <ul style="list-style-type: none">✓ Крытая терраса✓ Лифт✓ Рядом с транспортом✓ Приватная терраса✓ WiFi✓ Двойные стеклопакеты✓ Ресторан на территории✓ Возле церкви✓ Оптическое волокно
Мебель <ul style="list-style-type: none">✓ Полностью меблированный	Кухня <ul style="list-style-type: none">✓ Полностью оборудованная	меры безопасности <ul style="list-style-type: none">✓ Сигнализация	Парковка <ul style="list-style-type: none">✓ Улица		