

Продажа - Апартамент - Marbella

486.000€

Marbella

Апартамент



1



1



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

- ✓ 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

ВИД

- ✓ Панорамный
- ✓ Сад
- ✓ Двор
- ✓ Город
- ✓ Улица

меры безопасности

- ✓ Сигнализация

ОРИЕНТАЦИЯ

- ✓ Северо-запад

Особенности

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ WiFi
- ✓ Двойные стеклопакеты
- ✓ Ресторан на территории
- ✓ Возле церкви
- ✓ Оптическое волокно

Парковка

- ✓ Улица

Состояние

- ✓ Отличное
- ✓ Недавно отремонтированная
- ✓ Недавно отделанная

Мебель

- ✓ Полностью меблированный

Климат-контроль

- ✓ Кондиционер

Кухня

- ✓ Полностью оборудованная



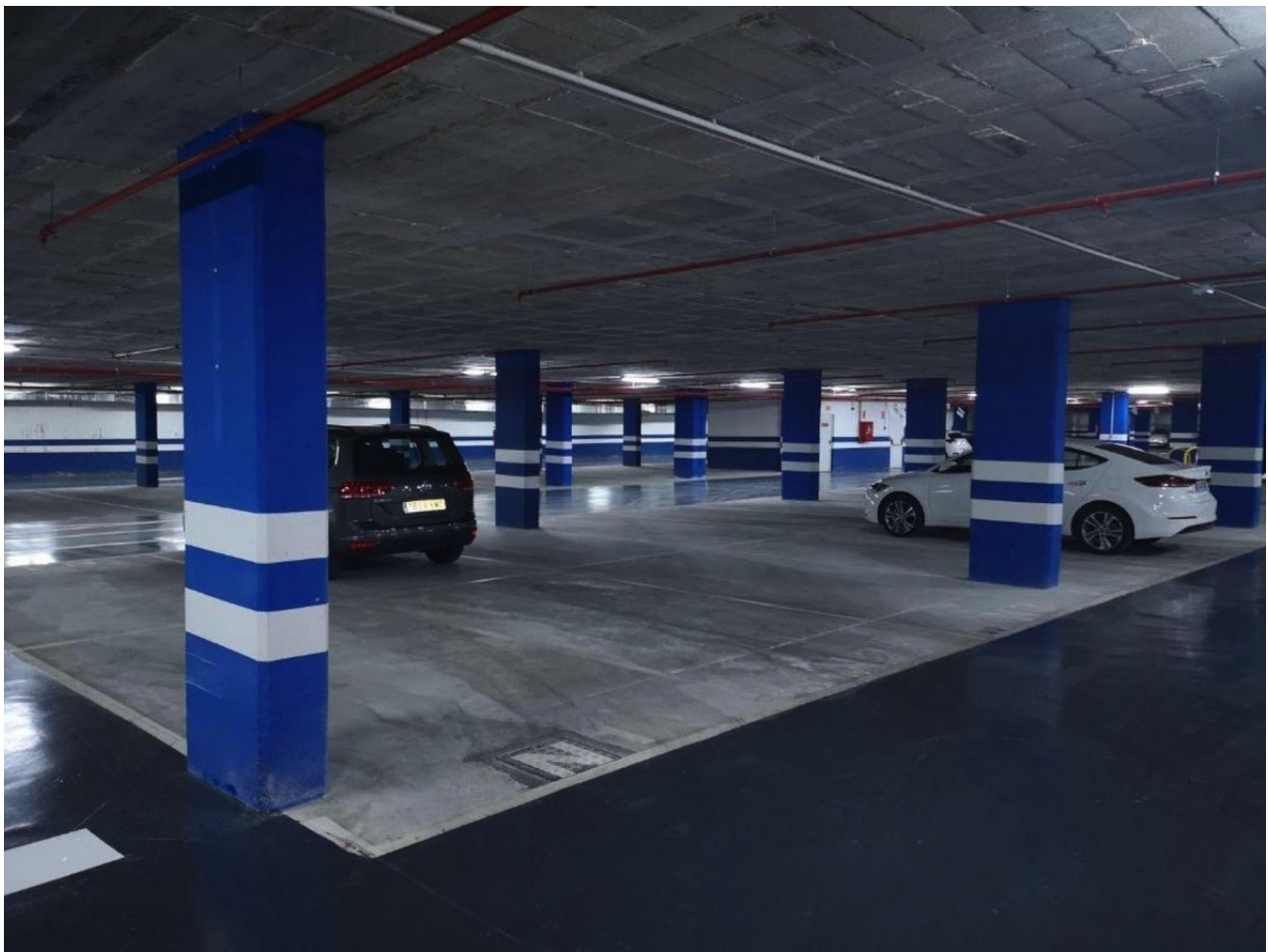












3D view



DESTACADO / FEATURES



LUZ AMBIENTAL CONFIGURABLE
CONFIGURABLE AMBIENT LIGHT



CAMA CON MASAJE AUTOMÁTICO
BED WITH AUTOMATIC MASSAGE



LÁMPARAS CON MÚSICA BLUETOOTH
BLUETOOTH MUSIC LAMPS



AIRE ACONDICIONADO SALÓN Y DORMITORIO
AIR CONDITIONING LIVING ROOM & BEDROOM



GRAN TELEVISIÓN EN SALÓN Y DORMITORIO
LARGE TV IN LIVING ROOM AND BEDROOM



SERVICIO DE PELÍCULAS Y SERIES ONLINE
ONLINE FILMS AND SERIES SERVICE



EXCELENTE UBICACIÓN
EXCELLENT LOCATION



INTERNET FIBRA ÓPTICA MÁXIMA VELOCIDAD
MAXIMUM SPEED OPTICAL FIBER INTERNET



CESTA DE BIENVENIDA
WELCOME BASKET



CAJA FUERTE ELECTRÓNICA
SECURITY ELECTRONIC LOCK BOX



ALARMA DE SEGURIDAD
SECURITY ALARM



TOTAL EQUIPAMIENTO Y ACCESORIOS
TOTAL EQUIPMENT AND ACCESSORIES