

## Продажа - Апартамент - Marbella

**486.000€**

**Marbella**

**Апартамент**



**1**



**1**



**70 m<sup>2</sup>**

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 m<sup>2</sup> 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/m<sup>2</sup>, 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

### ОРИЕНТАЦИЯ

- ✓ Северо-запад

### Состояние

- ✓ Отличное
- ✓ Недавно отремонтированная
- ✓ Недавно отделанная

### Климат-контроль

- ✓ Кондиционер

### ВИД

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

### Особенности

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

### Мебель

- ✓ Полностью меблированный

### Кухня

- ✓ Полностью оборудованная

### меры безопасности

- ✓ Сигнализация

### Парковка

- ✓ Улица



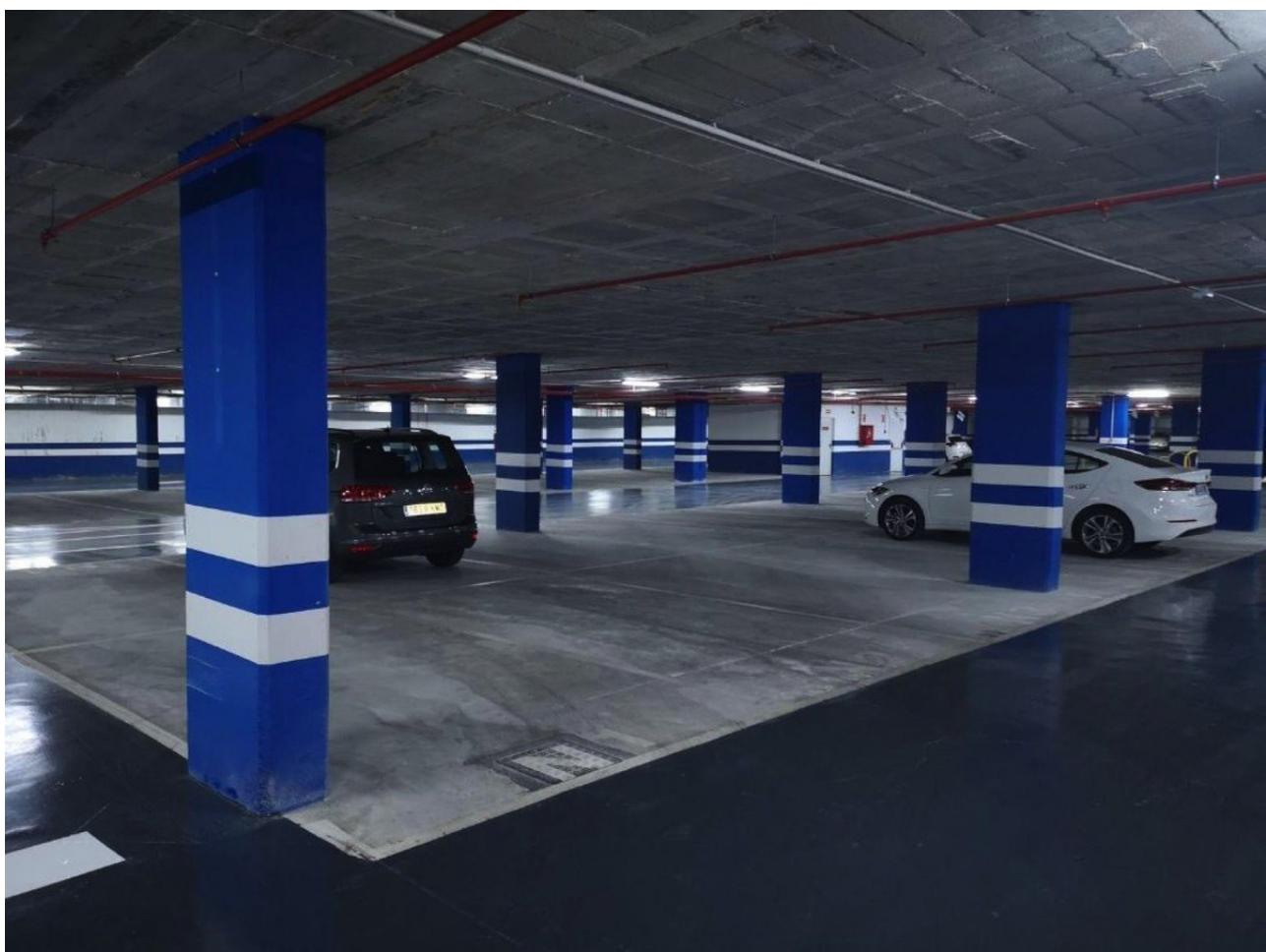












### 3D view



## 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