Продажа - Апартамент - Marbella

486.000€

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Ref.-ID: MIBGR5257609 **Marbella** **Апартамент**

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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
- ✔ 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

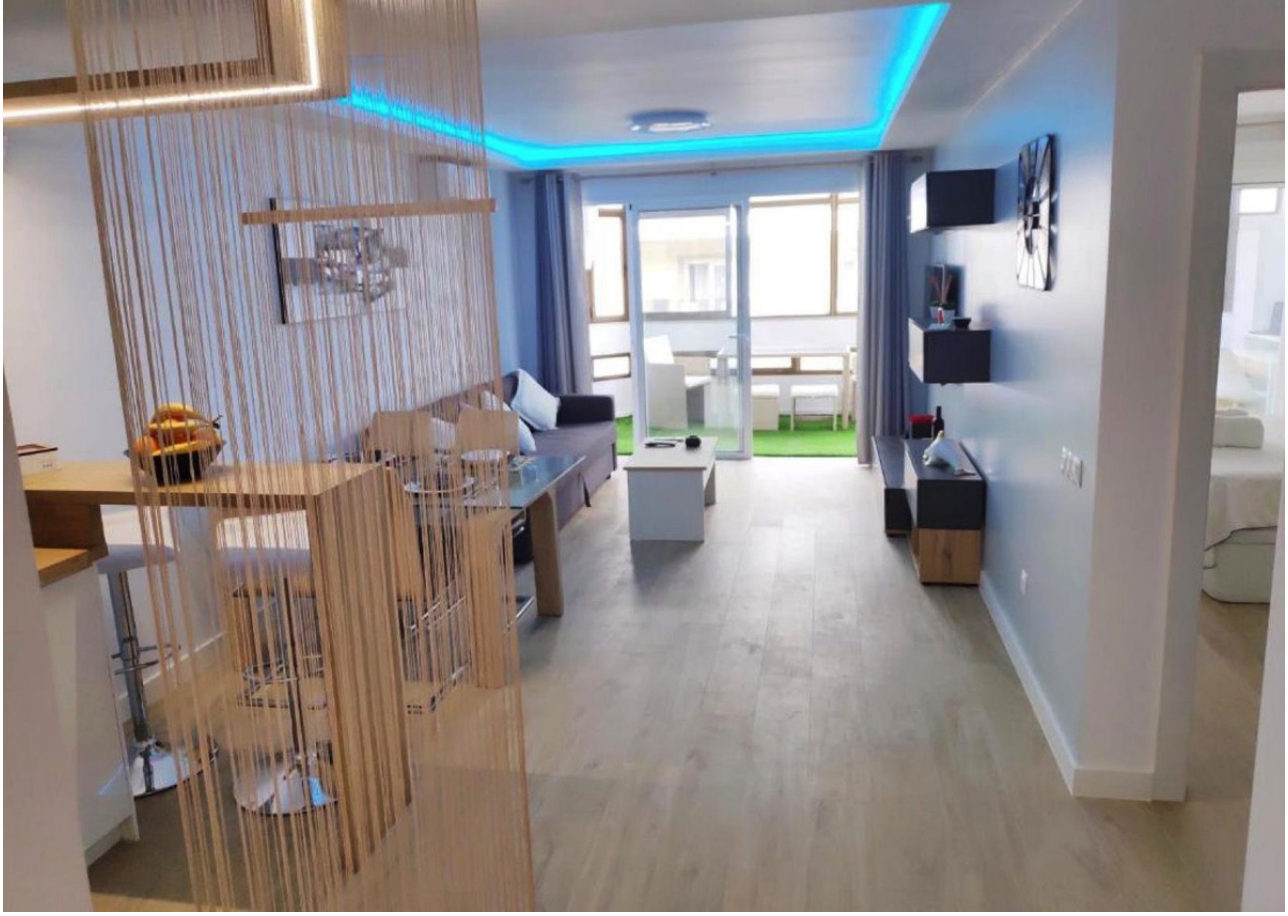
Мебель
- ✔ Полностью меблированный

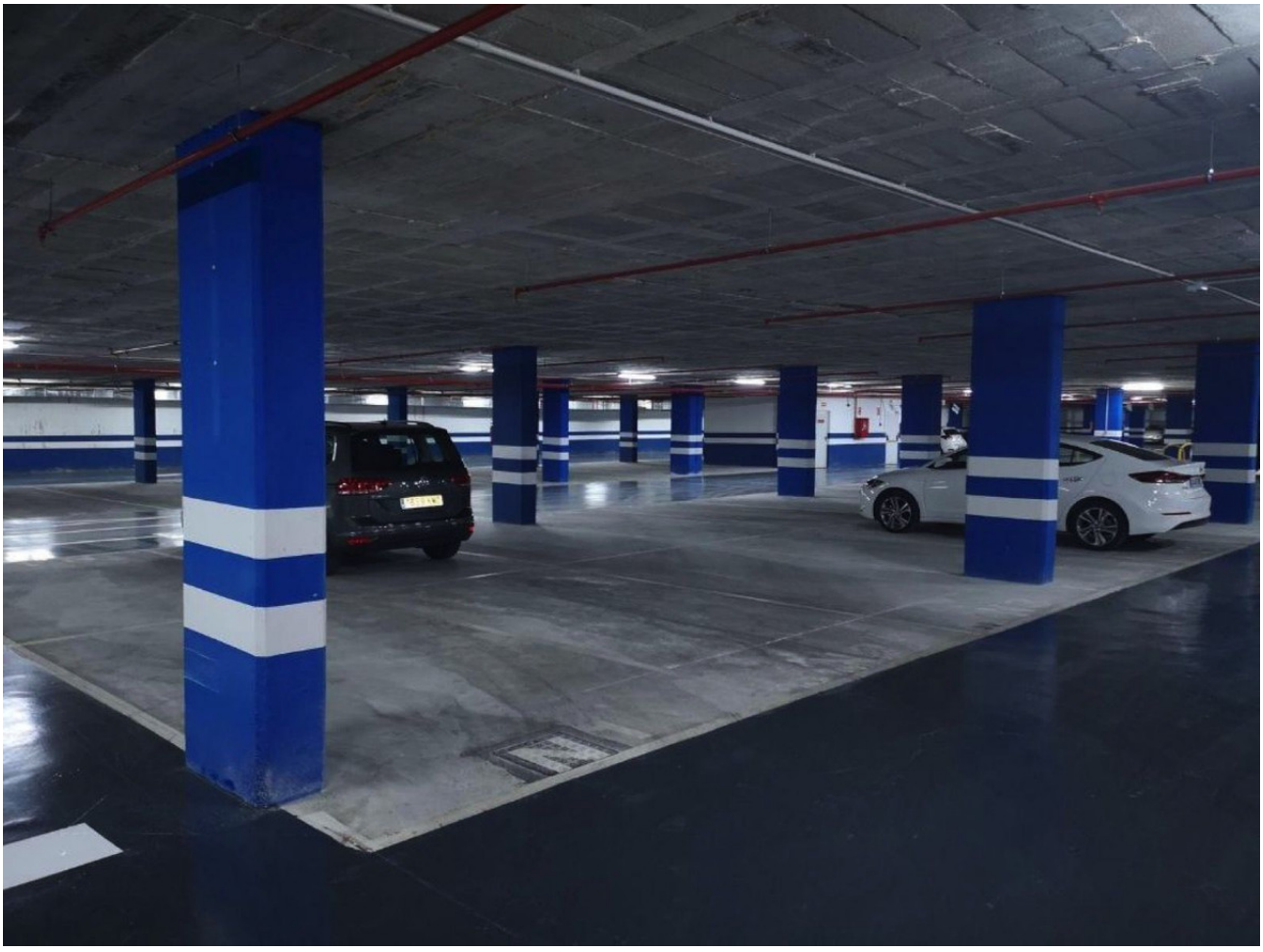
Кухня
- ✔ Полностью оборудованная

меры безопасности
- ✔ Сигнализация

Парковка
- ✔ Улица

Queen
Queen





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 VE
  MAXIMUM SPEED OPTICAL FIBER INT
- CESTA DE BIENVENIDA
  WELCOME BASKET
- CAJA FUERTE ELECTRÓNICA
  SECURITY ELECTRONIC LOCK BOX
- ALARMA DE SEGURIDAD
  SECURITY ALARM
- TOTAL EQUIPAMIENTO Y ACCESORI
  TOTAL EQUIPMENT AND ACCESSOR