

**Middle Floor Apartment for sale in Marbella, Marbella****486,000 €**Reference: R5257609 Bedrooms: 1 Bathrooms: 1 Build Size: 70m² Terrace: 12m²



Costa del Sol, Marbella

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!



Features:

Features

Covered Terrace

Lift

Near Transport

Private Terrace

Double Glazing

WiFi

Restaurant On Site

Near Church

Fiber Optic

Views

Panoramic

Garden

Courtyard

Urban

Street

Orientation

North West

Climate Control

Air Conditioning

Setting

Commercial Area

Beachside

Close To Golf

Close To Port

Close To Sea

Close To Shops

Close To Schools

Beachfront

Town

Close To Marina

Condition

Excellent

Recently Refurbished

Recently Renovated

Furniture

Fully Furnished

Parking

Street

Kitchen

Fully Fitted

Security

Alarm System