

Reference: R5257654



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Middle Floor Apartment in Marbella

Price **€ 770,000**

Bedrooms	2
Bathrooms	2
Build Size	120 m²
Terrace	15 m²
Plot Size	135 m²

SETTING

- ✓ Beachfront
- ✓ Beachside
- ✓ Close To Shops
- ✓ Close To Marina
- ✓ Town
- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Commercial Area
- ✓ Close To Port
- ✓ Close To Schools

ORIENTATION

- ✓ North

CONDITION

- ✓ Excellent
- ✓ Recently Renovated
- ✓ Recently Refurbished

CLIMATE CONTROL

- ✓ Air Conditioning

VIEWS

- ✓ Garden
- ✓ Street
- ✓ Courtyard
- ✓ Urban

FEATURES

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Fiber Optic
- ✓ Lift
- ✓ Private Terrace
- ✓ Marble Flooring
- ✓ Domotics
- ✓ Fitted Wardrobes
- ✓ WiFi
- ✓ Jacuzzi
- ✓ Near Church

FURNITURE

- ✓ Fully Furnished

KITCHEN

- ✓ Fully Fitted

SECURITY

- ✓ Entry Phone
- ✓ Alarm System

PARKING

- ✓ Street

Fully Renovated Tourist Apartment with Legal Licence and High Profitability – Prime Central Location in Marbella

Are you seeking a completely refurbished property in the city centre, with high returns and an active tourist licence? This is your chance! We are offering this exclusive 120 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.

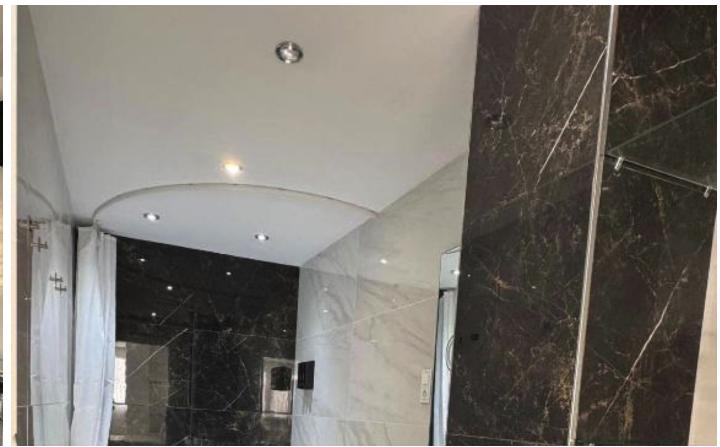
Features include a spacious living room with air conditioning, an open modern kitchen with island, two full bathrooms (one en-suite with jacuzzi), and two bedrooms with AC – all designed for efficiency and comfort. Sold fully furnished as per photos, it's ready for immediate use or rentals. The official 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, save on the 7% ITP by potentially qualifying for AJD at 1.5-2% if classified as a business asset, representing significant savings. 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!

[View Property Online](#)

GALLERY





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