

IDILIQ

ESTATES



R5257609

📍 Marbella

REF# R5257609 486.000 €

BEDS

1

BATHS

1

BUILT

70 m²

TERRACE

12 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.

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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!



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