



## MIDDLE FLOOR APARTMENT 1 BEDROOM 1 BATHROOM IN MARBELLA

 Marbella

REF# R5257609 486.000 €

BEDS

1

BATHS

1

BUILT

70 m<sup>2</sup>

TERRACE

12 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

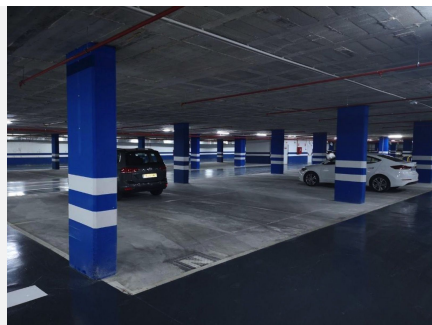
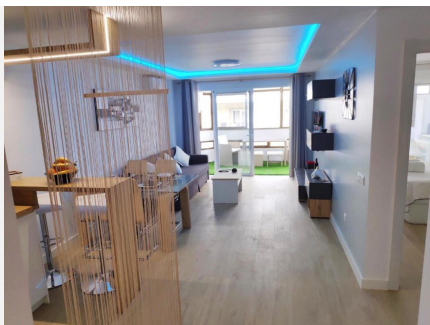
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# IDILIQ

## ESTATES

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!



### DESTACADO / FEATURES

- |   |  |
|---|--|
| LUZ AMBIENTAL CONFIGURABLE<br>CONFIGURABLE AMBIENT LIGHT                        | EXCELENTE UBICACIÓN<br>EXCELLENT LOCATION                                      |
| CAMA CON MASAJE AUTOMÁTICO<br>BED WITH AUTOMATIC MASSAGE                        | INTERNET FIBRA ÓPTICA MÁXIMA VELOCIDAD<br>MAXIMUM SPEED OPTICAL FIBER INTERNET |
| LÁMPARAS CON MÚSICA BLUETOOTH<br>BLUETOOTH MUSIC LAMPS                          | CESTA DE BIENVENIDA<br>WELCOME BASKET  |
| AIRE ACONDICIONADO SALÓN Y DORMITORIO<br>AIR CONDITIONING LIVING ROOM & BEDROOM | CAJA FUERTE ELECTRÓNICA<br>SECURITY ELECTRONIC LOCK BOX                        |
| GRAN TELEVISIÓN EN SALÓN Y DORMITORIO<br>LARGE TV IN LIVING ROOM AND BEDROOM    | ALARMA DE SEGURIDAD<br>SECURITY ALARM  |
| SERVICIO DE PELÍCULAS Y SERIES ONLINE<br>ONLINE FILMS AND SERIES SERVICE        | TOTAL EQUIPAMIENTO Y ACCESORIOS<br>TOTAL EQUIPMENT AND ACCESSORIES             |