

## apartment for sale Marbella, Costa Noroeste



Apartment with tourist license and high rental yield next to the beach~~In an area where it is becoming increasingly difficult to find properties that truly offer everything, this home stands out thanks to a very rare combination: location, spaciousness, terraces, renovation, garage, storage room and an active tourist license with proven rental yield.~~Located in Nueva Alcántara, next to Cortijo Blanco and just a short walk from the beach, this property sits in one of the most sought-after areas of San Pedro de Alcántara, combining tranquillity, proximity to the sea and immediate access to all services.~~It offers 147 m2 built, with a comfortable, bright and very well-designed layout.~~It features:~~3 bedrooms~2 full bathrooms~1 guest toilet~The master bedroom includes an en-suite bathroom, and all bedrooms have direct access to two large terraces with different living areas, creating a unique sense of space, light and outdoor living.~~The living room is spacious and bright, with direct access to one of the terraces, one of the main highlights of the property.~~This terrace features frameless glass curtains with a fully retractable system, allowing it to be enjoyed all year round, either fully open or closed depending on the season, creating a versatile space as a dining area, relaxation zone or natural extension of the living room.~~The property has been fully renovated in a modern and elegant style, combining functionality with aesthetics.~~Highlights include:~~Wooden flooring (parquet)~Double glazing~Open-plan kitchen connected to the living room with separate laundry area~High-quality finishes throughout~It also includes:~~Underground parking space~Storage room~The community offers:~~Communal swimming pool~Landscaped gardens~Concierge service~Location:~~Next to Cortijo Blanco~Very close to the beach~A short walk from San Pedro Boulevard~Surrounded by all services, schools, restaurants and shops~INVESTMENT HIGHLIGHT~One of the strongest features of this property is that it comes with an ACTIVE TOURIST LICENSE.~~Proven rental income of approximately €36,000 per year~Generated even without full-year occupancy~Strong potential to further increase returns~A very complete property, hard to find in this area, combining lifestyle and investment potential in one opportunity.~Ideal both as a permanent residence and as a solid investment with clear upside.~~~Estimated costs payable by the purchaser: The purchase is subject to Property Transfer Tax (Impuesto de Transmisiones Patrimoniales – ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base shall be the higher of the declared purchase price and the cadastral reference value (Article 10 of the Consolidated Text of the ITP and AJD Law). Reduced rates may apply depending on the purchaser's personal circumstances. The costs of the public deed and registration at the Land Registry are regulated by official tariff (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated range is between €500 and €2,000 for notarial fees and between €250 and €1,500 for Land Registry fees. Administrative services (gestoría), if voluntarily appointed (fees are not regulated): estimated between €300 and €500. The municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the Consolidated

Text of the Local Finance Law).Total estimated cost for the purchase: 753.500 €. This estimate is indicative and is provided in accordance with Article 20.1.c) of the Consolidated Text of the General Law for the Protection of Consumers and Users. The final amount will depend on the specific circumstances of the transaction and the purchaser.Estate agency fees are payable by the seller.~~ERE

## property details

Spanishstate **6375109**  
id:  
reference:: **7254-ERE**  
close to/ located: **Marbella**  
region: **Costa Noroeste**  
property type: **apartment**  
rooms: **3**  
property surface: **118 m2**  
surface plot: **- m2**  
price: **€ 685.000**

## contact

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