

Discover tourist apartments (A.T.) : a smarter alternative to holiday homes (V.U.T.)

Introducción

The Costa del Sol has established itself as one of the most attractive destinations for those seeking a second home or a tourist investment.

75% of the real estate transactions in the area are aimed at this purpose, especially by foreign buyers who are looking for passive income without complications or direct management.

In this scenario, the real estate market in Andalusia offers two main models: Tourist Use Homes (VUT) and Tourist Apartments (AT).

Although both are intended for vacation rentals, ATs stand out as a more interesting, secure, and future-proof option.

More and more national buyers are realizing that managing a VUT is becoming more complex and less profitable, due to the impossibility of obtaining a license, market saturation, price increases, and the growing and continuous legal restrictions on this VUT model.

Tourist Use Home (VUT): A residential property rented out to tourists for short periods. These are located in ordinary residential buildings, which often lack the necessary services for this type of business, and are managed individually by the owner or through a specialized agency.

Tourist Apartment (AT): A property in professionally managed tourist complexes, with hotel services and adapted for temporary tourist accommodation. It can also be used as a second home. It is acquired with full ownership, public deed, and registration just like any other property.

(VUT) TOURIST USE HOMES

Problems and Challenges of “Tourist Use” Homes

- Stricter New Regulations: Since June 2025, Royal Decree 1312/2024 has mandated registration in a National Registry, along with annual licenses and stringent requirements.
- Market Saturation: There are over 80,000 registered tourist homes on the Costa del Sol, characterized by high competition and maximum concentration in key areas.
- Coexistence Problems: Tourist turnover generates conflicts in residential buildings that are not prepared or equipped for hotel use.
- Legal and Community Restrictions. Licenses are difficult to obtain, and there is frequent opposition from homeowner associations, which can even increase their participation in common expenses for these homes.
- Decreasing Profitability. High purchase prices. Management, maintenance, cleaning, furniture, and renovation costs reduce net profits.
- Marked Seasonality: Income tends to concentrate in specific seasons, limiting annual profitability.
- Fiscal Risks. Potential increases in acquisition taxes (up to 100%) threaten future profitability.

REFERENCE REGULATIONS :

Viviendas de uso turístico - Junta de Andalucía

Se recuerda que, a partir del próximo 1 de julio de 2025, en cumplimiento del Real Decreto 1312/2024 de 23 de diciembre, a propuesta del Ministerio de Vivienda y Agenda Urbana, por el que se regula el...



(AT)

APARTAMENTOS TURÍSTICOS

Key Advantages of Tourist Apartments

Compared to the restrictions on VUTs, Tourist Apartments stand out for:

- **Guaranteed regulatory compliance:** Designed specifically for tourist use, with adapted licenses and registrations, they avoid legal and neighborhood conflicts.
- **Deductible VAT:** Many buyers benefit from the reverse charge mechanism, allowing them to deduct VAT and avoid paying it upon purchase.
- **Fully equipped and furnished:** Delivered furnished and equipped, avoiding additional costs for furniture or appliances for their owners.
- **Maintenance, repairs, and insurance covered.**
- **Professional management:** Operated by specialized companies that ensure occupancy, reputation, and a carefully managed customer experience.
- **Maximum convenience for the owner:** Comprehensive management that minimizes time, effort, and worries.
- **Attractive annual returns:** Based on high annual appreciation, stable profitability over time, significant savings on expenses and equipment, and tax benefits.
- **Future potential:** Located in well-established complexes with exclusive services, and with growing demand due to restrictions on VUTs, their value is expected to increase over time.

REFERENCE REGULATIONS :

Establecimientos de apartamentos turísticos - Junta de Andalucía

Los establecimientos de apartamentos turísticos son los que están compuestos por un conjunto de unidades de alojamiento que cuentan con mobiliario e instalaciones adecuadas para la conservación,...

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