

HOLIDAY RENTAL GUIDE

VFT 2026 + rent-ready renovation guide to raise your returns

How to get your apartment ready to let on the Costa del Sol and earn more: the VFT licence updated for 2026, the rent-ready renovation that lifts your nightly rate, and the management that handles it all for you.

VFT 2026 licence: what you need

To let as a tourist home you need the VFT licence registered with the Andalusia Tourism Registry. Registration is by responsible declaration, so the VFT number is issued almost immediately.

The rules changed with Decree 31/2024 (which removed the First Occupation Licence) and, since April 2025, require approval from the owners' community by a 3/5 majority. The national single registry (NRUA) was struck down by the Supreme Court in 2026, so the focus returns to the regional VFT. Letting without a licence can lead to fines of thousands of euros.

Rent-ready renovation that raises the ADR

A renovation designed for intensive holiday use raises the listing tier, improves reviews and supports a better nightly rate (ADR):

- Bathrooms and kitchens that raise the tier: flush shower trays, frameless screens, mid-to-high-end taps, compact or stone worktops.
- Large-format porcelain floors; avoid micro-cement under intensive use.
- Efficient air conditioning (essential) and warm lighting that improves how photos look.
- More sleeping capacity and details that improve reviews.

Works without losing the season

Low season (October to February) is the ideal window to renovate and reach high season with a better product. We review your booking calendar and schedule the works to minimise days out of service.

What it earns, and how much

The nightly rate depends on property type, number of bedrooms and location. With our yield calculator you estimate net income after the management commission (18% + VAT). As a guide: a 2-bedroom apartment in Marbella at 65% occupancy is around €160/night.

Property Care: hands off

If you want, we manage the rental end to end: multi-portal listings, dynamic pricing, check-in, cleaning between stays, VFT licence and maintenance with our own team. 18% + VAT commission, no lock-in and no sign-up fee, with a real-time owner dashboard.

Checklist to get your apartment ready to let (10 points)

- ☐ VFT licence registered with the Andalusia Tourism Registry.
- ☐ Owners' community approval by 3/5 majority (since April 2025).
- ☐ Traveller registration set up.
- ☐ Efficient air conditioning in every room.
- ☐ Rent-ready bathroom (flush shower, frameless screen).
- ☐ Kitchen equipped and built for intensive use.
- ☐ Large-format porcelain floor (not micro-cement).
- ☐ Professional photos with good lighting.
- ☐ Dynamic pricing by season.
- ☐ Management and cleaning between stays.

Frequently asked questions

Do I need a VFT licence to let?

Yes. For tourist use you need the VFT registered with the Andalusia Tourism Registry. Registration is by responsible declaration, so the number is issued almost immediately.

Is the NRUA mandatory from 2026?

No. The national single registry (NRUA) was struck down by the Supreme Court in 2026, so the operative requirement is again Andalusia's regional VFT.

How much does a renovation raise the nightly rate?

It depends on the starting condition, but a rent-ready renovation (bathrooms, kitchen, AC, finishes) raises the listing tier and usually improves reviews and ADR. We estimate it before you invest.

Can you do the works without closing the season?

Yes. We schedule in low season and between bookings to minimise days out of service.

Do you also manage the rental?

Yes. With Property Care we handle listings, pricing, check-in, cleaning, licence and maintenance at 18% + VAT, with no lock-in.