

**Sales - Commercial - Marbella**  
**3.500.000€**



**Ref.-ID: MIBGR5363731**

**Marbella**

**Commercial**

**IBI: 1,899 EUR / year**

 **272 m2**

“Boutique hotel in the Old Town next to the Castle with 4 apartments (with the possibility of expanding to 7) and a commercial space, built in 2016.” AN OASIS OF PEACE IN THE HEART OF THE OLD TOWN Discover the charm of a unique architectural masterpiece, thoughtfully designed by a passionate engineer. With stunning views of the Arab castle, the old town, and the majestic mountains. And just a 5-minute walk away, you’ll find the splendid beaches. Newly built in 2016, this solid structure reflects the latest advances in construction technology. Spanning three floors and topped with two spacious terraces, this oasis offers a total of 400 m<sup>2</sup> of living space. Enjoy advanced electrical engineering with a grounding system that optimizes the performance of sophisticated devices. Exceptional sound insulation, achieved through innovative techniques, will envelop you in tranquility. Enter a world of perfect automation where the house adapts to your needs with minimal energy consumption. Lighting, climate control, and security are integrated into a sophisticated home automation system that you can control from anywhere in the world. The property boasts two rooftop terraces reserved for the top-floor apartment. One is already designed for sunbathing, while the other is a blank canvas. Imagine adding a pool with a relaxation area and a fireplace, ideal for cozy winter evenings. The possibilities for customization are limitless. The house is distributed as follows: Ground floor: Reception and machine room 30 m<sup>2</sup> Apartment 1: 1st Floor 35 m<sup>2</sup>, 2 balconies Apartment 2: 1st Floor 60 m<sup>2</sup>, 4 balconies Apartment 3: 2nd Floor 35 m<sup>2</sup>, 2 balconies Apartment 4: 2nd Floor 160m<sup>2</sup>, 4 balconies and 2 rooftop terraces (Project for the second rooftop: chill-out area with a fireplace, sun deck, and pool) Commercial space with entrances from two streets, operating as a restaurant. Area: 60 m<sup>2</sup> (Project for 3 additional apartments in place of the commercial premises) This house is unique, great location, built to the highest standards Exterior walls, windows, and French doors feature double walls and special PVC with four panes, providing excellent acoustic and thermal insulation. Water purification system that provides 4 m<sup>3</sup> per hour. Smart home with automation that controls lighting, heating, security, and regulates consumption

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| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Town</li> <li>✓ Commercial Area</li> <li>✓ Close To Port</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Marina</li> </ul> | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South</li> <li>✓ North West</li> </ul> | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> </ul>  | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Fireplace</li> </ul>                 | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Mountain</li> <li>✓ Urban</li> <li>✓ Street</li> </ul>       | <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Solarium</li> <li>✓ WiFi</li> <li>✓ Utility Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Double Glazing</li> <li>✓ Domotics</li> <li>✓ Near Church</li> <li>✓ Fiber Optic</li> </ul> |
| <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Fully Furnished</li> </ul>   | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>                    | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Entry Phone</li> </ul> | <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> <li>✓ Telephone</li> </ul> | <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Investment</li> <li>✓ Luxury</li> <li>✓ Resale</li> </ul> |  |