Sales - Commercial - Marbella

2.100.000€







Ref.-ID: MIBGR5379172 **Marbella** **Commercial**

7 **6** **500 m2**

UNIQUE INVESTMENT OPPORTUNITY IN THE HEART OF MARBELLA'S OLD TOWN Exclusive full building located in one of the most prestigious and charming areas of Marbella, right in the heart of the historic old town, surrounded by iconic streets, high-end restaurants, boutiques, boutique hotels, and just a few minutes' walk from the beach and promenade. The property offers approximately 500 m² built area distributed as follows: • Spacious commercial premises on the ground floor with excellent visibility and outstanding potential for a restaurant, luxury retail store, or premium business concept. • 5 independent apartments full of Andalusian charm, offering multiple possibilities for high-end tourist rentals. • Spectacular penthouse featuring a huge private solarium, ideal for creating a rooftop lounge, sky bar, jacuzzi area, panoramic restaurant, or presidential suite. A rare real estate gem with enormous potential for investors and hotel groups looking to develop an exclusive luxury boutique hotel in one of the most sought-after and high-demand locations on the Costa del Sol. The current layout allows the development of a high-end hospitality concept with premium suites, an exclusive rooftop experience, and a luxury lifestyle atmosphere tailored to international clientele. ✔ Prime location ✔ High profitability potential ✔ Ideal for a luxury boutique hotel project ✔ Strong international and tourism growth potential ✔ Building with authentic Marbella character and charm ✔ Excellent asset repositioning and value-add opportunity Properties with these characteristics and location rarely come onto the market. A strategic investment opportunity in Marbella's historic center, where luxury, tourism, and exclusivity continue to grow year after year.

Setting
- ✔ Town
- ✔ Commercial Area
- ✔ Beachside
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools

Orientation
- ✔ East Facing
- ✔ South Facing

Condition
- ✔ Restoration Required

Climate Control
- ✔ Air Conditioning

Views
- ✔ Mountain Views
- ✔ Courtyard Views
- ✔ Street Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ Guest Apartment
- ✔ Guest House
- ✔ Storage Room
- ✔ Utility Room
- ✔ Near Church

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Parking
- ✔ Street Parking

Category
- ✔ Bargain
- ✔ Cheap
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Resale