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**Sales - House - Marbella**

**1.500.000€**

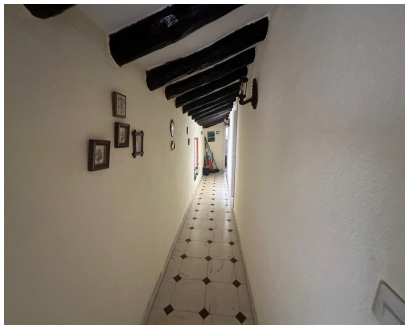
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**Ref.-ID: MIBGR4869322** **Marbella** **House**

**4** **2** **136 m2** **110 m2**

This is a rare beachside refurbishment opportunity in the heart of Marbella town center. Within the vibrant city atmosphere and only a 2-minute walk to the beach promenade, this semi-detached villa offers incredible potential. The property is within walking distance of public parking and perfectly positioned to enjoy all the amenities, shops, and restaurants Marbella has to offer. You have the option to rebuild the same square footage as the existing structure, whether you're looking to create a spacious private residence or a mixed-use property with a commercial unit on part of the ground floor, while reserving the rest for a private home. A second option could be to purchase the neighboring property, of similar style. Acquiring both properties would allow for the development of a larger project, such as an apartment building, maximizing the building space across the two plots. This is a unique investment opportunity in one of Marbella’s most desirable beachside locations.

**Setting**
- ✔ Beachside
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

**Kitchen**
- ✔ Partially Fitted Kitchen

**Orientation**
- ✔ East Facing

**Condition**
- ✔ Renovation Required

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Urban Views
- ✔ Street Views

**Features**
- ✔ Near Transport
- ✔ Private Terrace