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Sales - House - Marbella

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Ref.-ID: MIBGR5464417 **Marbella** **House**

6 **2** **176 m2** **122 m2**

House with great potential in the center of Marbella It is currently divided into two apartments, ideal for rentals, and also has great potential as a family home due to its size. A property full of possibilities in a privileged location, just a few minutes' walk from everything Marbella's center has to offer. This bright two-story house is located in the center of Marbella, in a very central residential neighborhood that is convenient for day-to-day life. Its location allows you to enjoy Marbella practically without the need for a car, with shops, restaurants, schools, services, and all kinds of amenities within walking distance. The property has 176 m² built on a 122 m² plot and currently offers a very spacious layout, with six bedrooms (2 of them with interior windows), two bathrooms, two kitchens, a living room, a dining room, a storage room, and outdoor spaces, as well as a pleasant open terrace on the upper floor of approximately 24 m². One of its main attractions is precisely its versatility. For those looking for a family home in the center of Marbella, it offers enough space to create a comfortable home with personality. The layout could be adapted to the needs of a modern family, and one could even explore the possibility of converting one of the ground-floor bedrooms into a private garage, while maintaining the rest of the property as a spacious family home. It also presents an especially interesting option for investors. As it is distributed over two floors and currently has a kitchen and bathroom on both, one could study adapting it to create two independent apartments, one on each floor, intended for long-term rental or, if regulations and the corresponding authorizations allow, for tourist rental. The house enjoys good natural light and offers many possibilities to update the spaces and create a very attractive property, whether as a primary residence, a second home, or an investment project. An especially interesting opportunity for those who value location, square footage, and transformation potential in the heart of Marbella. Main features: 176 m² built 122 m² plot Two floors 6 bedrooms currently (2 of them with interior windows) 2 bathrooms 2 kitchens Living room and dining room Storage room Open terrace of approximately 24 m² Possibility of adapting a bedroom as a garage Possibility of studying two independent dwellings/apartments Excellent potential as a family home or investment Bright with multiple possibilities for updating Central location, a short walk from services and Marbella's lifestyle.

Setting
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools

Orientation
- ✔ West Facing

Condition
- ✔ Renovation Required

Features
- ✔ Near Transport