

## Sales - Commercial - Marbella

# 1.200.000€

**Marbella**

**Commercial**



7



4



240 m2



93 m2

Located in the charming old town of Marbella, this 3-story property with a closed rooftop offers a unique opportunity in an area full of history, just steps away from beautiful flowered alleys, squares, and the Castle. The 1st floor features spacious rooms, a cozy living room, a fully equipped kitchen, and an outdoor patio. On the 2nd floor, you will find 4 spacious bedrooms + 1 enclosed space that could be converted into another room. The closed rooftop, with two large terraces, offers the possibility to create an apartment or even transform the property into a boutique hotel. Just minutes from the beaches and the marina, surrounded by amenities such as restaurants and shops, this property is an ideal investment for those seeking comfort and charm. Basic features Townhouse 3 floors 174 m<sup>2</sup> built Plot 93m<sup>2</sup> 7 rooms 4 bathrooms Terrace and balcony Second hand/to renovate Built-in wardrobes Storage room East-west orientation with sea and mountain views from the rooftop.

### Setting

- ✓ Close To Shops
- ✓ Close To Schools

### Orientation

- ✓ East

### Condition

- ✓ Renovation Required

### Features

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Gym
- ✓ Guest Apartment

### Furniture

- ✓ Fully Furnished

### Kitchen

- ✓ Partially Fitted



































