

**Sales - Apartment - Marbella**

**625.000€**

## Marbella

## Apartment

Community: 2,160 EUR / year IBI: 587 EUR / year

Rubbish: 87 EUR / year



2



1



69 m2

**Exclusive Opportunity: Frontline Duplex with Double-Height Ceilings and Panoramic Views – Skol Building, Marbella Center** For those who know Marbella, the Skol Building is the undisputed heart of the Promenade (Paseo Marítimo). This duplex is not just an apartment; it is a rare architectural gem that seldom hits the market with this specific orientation and expansion potential. **A Unique Architectural Design** The defining feature of this property is the stunning double-height ceiling in the living area. This exclusive architectural detail is a rarity in frontline Marbella, creating a sense of volume and grandeur. Combined with floor-to-ceiling windows, the space is flooded with natural light and elegance. From the main floor and its 7 m<sup>2</sup> terrace, the Mediterranean coastline unfolds before you: direct views of the gardens, the pools, and the silhouettes of Gibraltar and Africa on the horizon. Situated on a high floor, both total privacy and breathtaking views are guaranteed. **Layout and Expansion Potential** The property offers remarkable versatility, allowing an owner or investor to optimize the space: **Main Floor:** A bright living area with an open-plan kitchen, designed to enjoy the sea breeze under the soaring double-height ceiling. **Upper Floor:** Currently configured as a diaphanous mezzanine bedroom with an en-suite bathroom. **Optimization Project:** Due to the building's structure, there is a clear technical possibility to extend the upper floor flooring to close the double-height void. This straightforward conversion would add a complete second bedroom, ensuring that both rooms retain panoramic sea views. This is the ideal strategy to instantly increase the property's market value and rental yield. **Lifestyle and Amenities** Living at the Skol means having direct access to the beach and the Promenade from the communal gardens. The complex offers: 24-hour reception and top-tier security. Two large swimming pools and extensive landscaped gardens. Private poolside bar (chiringuito) within the urbanization. **Prime Location:** Surrounded by the city's finest restaurants and luxury boutiques, and just 100 meters from the Marina (Puerto Deportivo). A car is entirely optional, though underground parking is available directly across the street. **A Secure and Profitable Investment** **High Yield:** Estimated gross return between 8% and 11% annually, driven by the building's exceptionally high holiday rental demand (80% average occupancy). **Lower Operating Costs:** The community fee of €180/month includes water and the first 685 kW of electricity, significantly boosting net profit margins. **Safe Haven Asset:** Frontline property in Marbella Center is a resilient asset with historical capital appreciation between 5% and 7% per year. The Skol Building is a proven income generator and a hallmark of the Marbella lifestyle. We invite you to view this property in person to truly appreciate the light and the exclusive sense of space provided by its double-height design. Contact us today to arrange a private viewing.

### Setting

- ✓ Beachfront
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

### Views

- ✓ Sea
- ✓ Mountain
- ✓ Port
- ✓ Country
- ✓ Panoramic
- ✓ Garden
- ✓ Pool

### Security

- ✓ Entry Phone
- ✓ 24 Hour Security

### Orientation

- ✓ South West

### Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ WiFi
- ✓ Fiber Optic

### Category

- ✓ Beachfront

### Condition

- ✓ Good
- ✓ Renovation Required

### Furniture

- ✓ Optional

### Pool

- ✓ Communal

### Garden

- ✓ Communal































