

**Ref.-ID: MIBGR4438777**

**Marbella**

**House**

**IBI: 3,429 EUR / year**



**7**



**4**



**821 m2**



**1110 m2**

INDEPENDENT VILLA IN THE CENTRE OF MARBELLA, EXCELLENT HIGH RETURN INVESTMENT OPPORTUNITY. The property is located in the centre of Marbella, on Av Jose María Gironella, Huerta Belón. It is an independent building of 821 sqm on a plot of 1,110 sqm. Built on 1975, the property principal use at present is commercial, in fact it has been the offices of an important multinational security company for the last 30 years. Most important is that both residential and "dotacional" (for sport, health, religious, social activities) uses are compatible, allowed there. The property needs a deep refurbishment and adaptation to the new use, we estimate a capital expenditure close to 1 million. In our opinion it would be a high ROI investment if it was transformed into a student residence or temporary-mid term rentals, there is a very high local demand and prices have rocketed. There are more options in any case, the plot can be divided in two, and two villas could be built there.

**Setting**

- ✓ Town
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools

**Orientation**

- ✓ South

**Condition**

- ✓ Renovation Required

**Views**

- ✓ Garden
- ✓ Street

**Features**

- ✓ Basement

**Garden**

- ✓ Private

**Security**

- ✓ Alarm System

**Parking**

- ✓ More Than One
- ✓ Private

**Category**

- ✓ Investment









































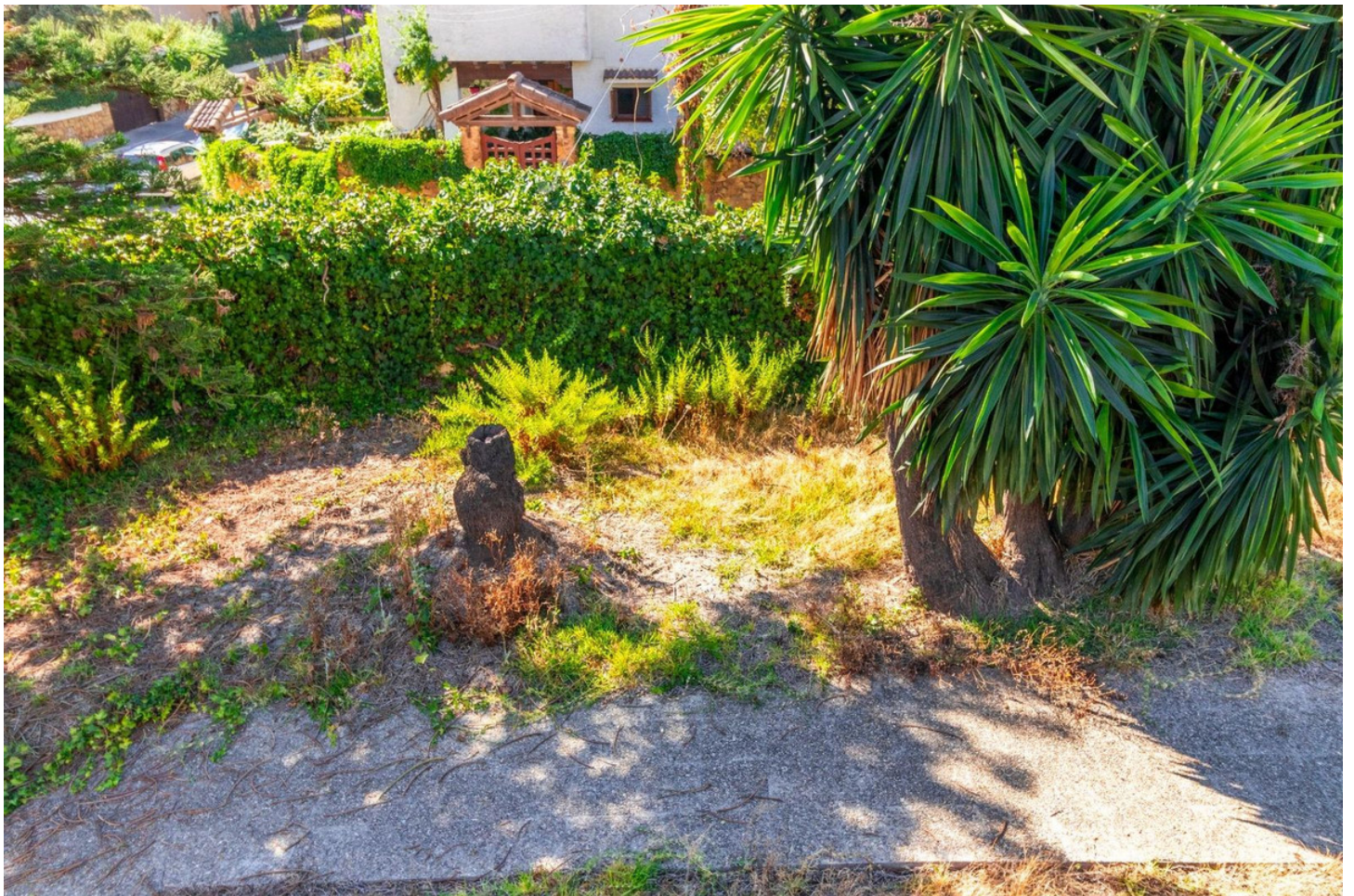




























































































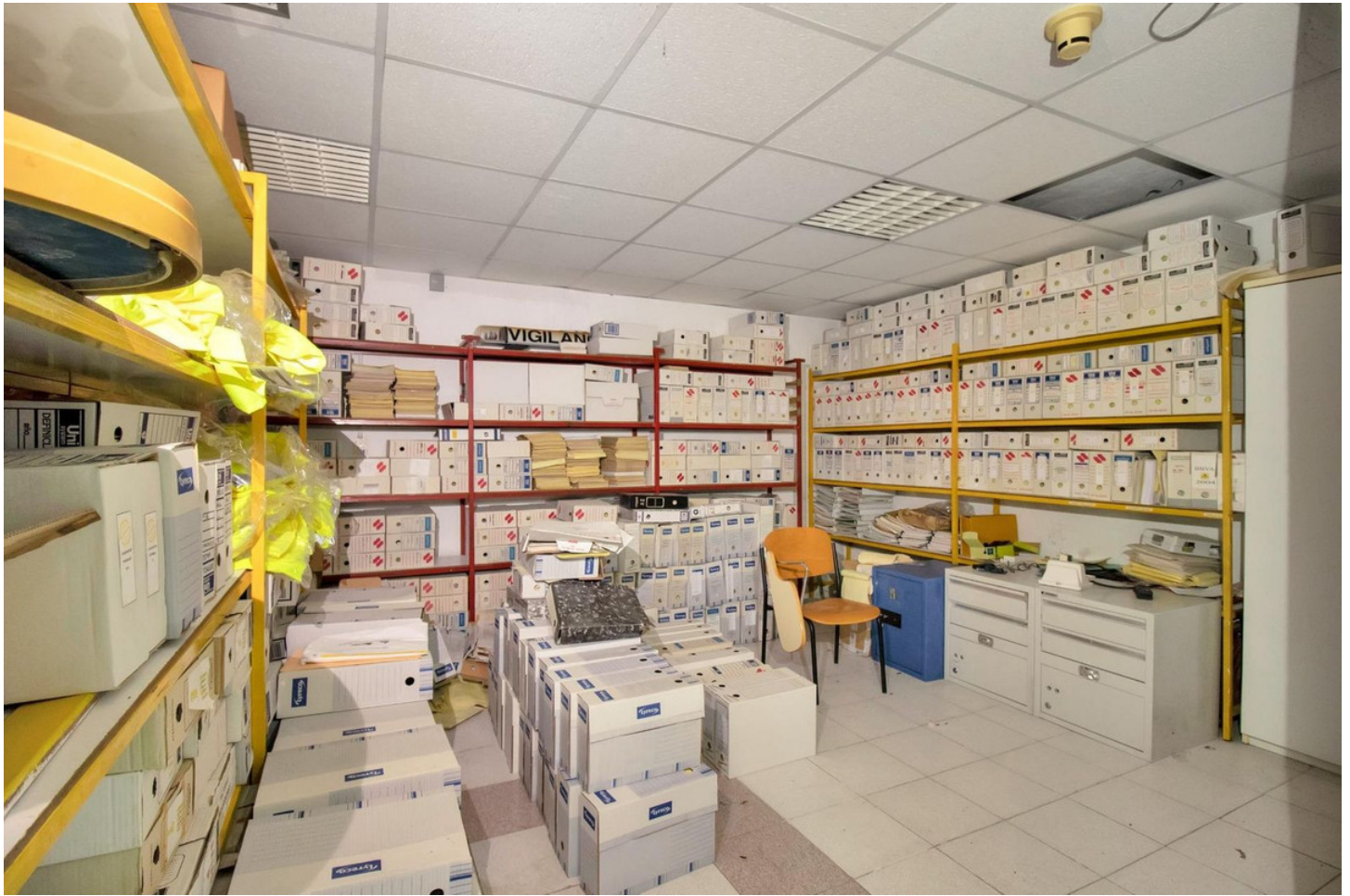




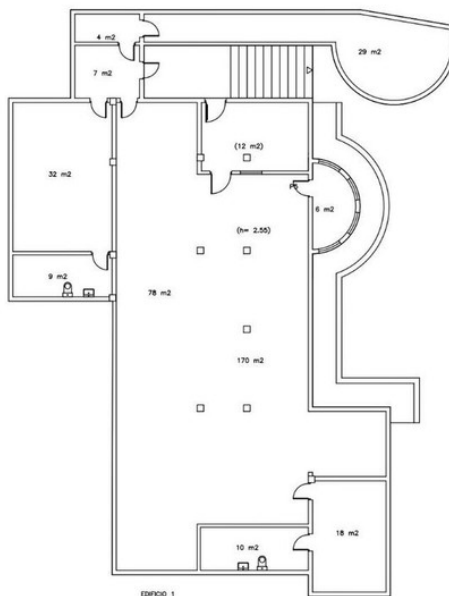












EDIFICIO 1

SUPERFICIE TOTAL CONSTRUIDA	821 m²
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MÁLAGA  
C/ JOSÉ MARIA GIRONELLA, Nº 2  
JIARRELLA

PLANTA SÓTANO

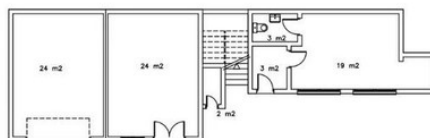
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CLASE 4. CASH

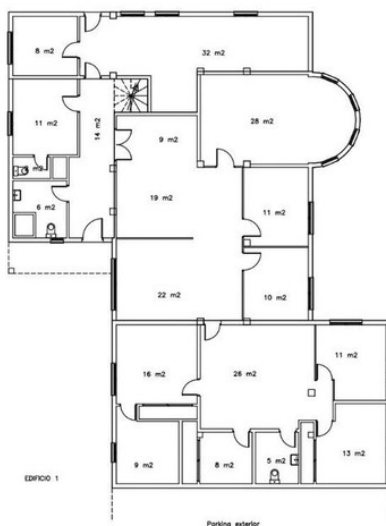
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EDIFICIO 2



EDIFICIO 1

Parking exterior

SUPERFICIE TOTAL CONSTRUIDA	821 m²
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MÁLAGA  
C/ JOSÉ MARIA GIRONELLA, Nº 2  
JIARRELLA

PLANTA BAJA

ESCALA 1:150

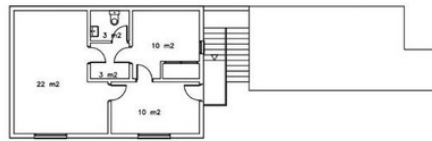
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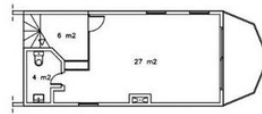
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EDIFICIO 2-PROSEGUR ACTIVA (2007)



EDIFICIO 1-VIGILANCIA (2007)

SUPERFICIE TOTAL CONSTRUIDA	821 m²
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MÁLAGA  
C/ JOSÉ MARÍA GIRONELLA, Nº 2  
29002 MÁLAGA

PLANTA 1

ESCALA 1:150

CLASE 4, CASH

DIN A3

05/07/2022

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