

**Ref.-ID: MIBGR5126401**

**Marbella**

**Apartment**

**Community: 648 EUR / year**

**IBI: 380 EUR / year**

**Rubbish: 66 EUR / year**



**2**



**1**



**52 m2**

Penthouse with 80 m<sup>2</sup> Terrace to Renovate – Great Potential in the Heart of Marbella Center Located on the 7th floor of a well-known building on Ricardo Soriano, Marbella’s main avenue, this penthouse represents a unique opportunity for those looking to invest in one of the most sought-after areas of Marbella center. Just a few minutes’ walk from the beach, the Old Town, and all essential services, the location is simply unbeatable. The property currently offers 52 m<sup>2</sup> built, distributed in 2 bedrooms, 1 bathroom, an independent kitchen, and a living room with direct access to an impressive 78 m<sup>2</sup> terrace. This spacious terrace enjoys open views and exceptional natural light throughout the day, making it the perfect space to create a chill-out area with a dining table, or even to install a covered porch (subject to local regulations). This penthouse is ideal for a full renovation and offers multiple possibilities for redistribution and customization. It is a great option as a permanent residence, holiday home, or rental investment. Penthouses with these features, a prime location, and such a generous outdoor space are rare on the market. Don’t miss this unique opportunity to transform this property into the home or investment project you’ve always dreamed of.

#### **Setting**

- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Close To Marina

#### **Orientation**

- ✓ North
- ✓ East
- ✓ West

#### **Condition**

- ✓ Renovation Required
- ✓ Restoration Required

#### **Views**

- ✓ Mountain
- ✓ Panoramic
- ✓ Urban
- ✓ Street

#### **Features**

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Utility Room
- ✓ Access for people with reduced mobility
- ✓ Bar
- ✓ Restaurant On Site
- ✓ Courtesy Bus
- ✓ Near Mosque
- ✓ Near Church
- ✓ Fiber Optic

#### **Kitchen**

- ✓ Fully Fitted

#### **Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

#### **Category**

- ✓ Beachfront
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale





























