



Sales - Commercial - Marbella
2.100.000€

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500 m2

□ UNIQUE INVESTMENT OPPORTUNITY IN THE HEART OF MARBELLA'S OLD TOWN □ Exclusive full building located in one of the most prestigious and charming areas of Marbella, right in the heart of the historic old town, surrounded by iconic streets, high-end restaurants, boutiques, boutique hotels, and just a few minutes' walk from the beach and promenade. The property offers approximately 500 m² built area distributed as follows: • Spacious commercial premises on the ground floor with excellent visibility and outstanding potential for a restaurant, luxury retail store, or premium business concept. • 5 independent apartments full of Andalusian charm, offering multiple possibilities for high-end tourist rentals. • Spectacular penthouse featuring a huge private solarium, ideal for creating a rooftop lounge, sky bar, jacuzzi area, panoramic restaurant, or presidential suite. A rare real estate gem with enormous potential for investors and hotel groups looking to develop an exclusive luxury boutique hotel in one of the most sought-after and high-demand locations on the Costa del Sol. The current layout allows the development of a high-end hospitality concept with premium suites, an exclusive rooftop experience, and a luxury lifestyle atmosphere tailored to international clientele. ✓ Prime location ✓ High profitability potential ✓ Ideal for a luxury boutique hotel project ✓ Strong international and tourism growth potential ✓ Building with authentic Marbella character and charm ✓ Excellent asset repositioning and value-add opportunity Properties with these characteristics and location rarely come onto the market. A strategic investment opportunity in Marbella's historic center, where luxury, tourism, and exclusivity continue to grow year after year.

Setting

- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools

Views

- ✓ Mountain
- ✓ Courtyard
- ✓ Street

Parking

- ✓ Street

Orientation

- ✓ East
- ✓ South

Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Guest Apartment
- ✓ Guest House
- ✓ Storage Room
- ✓ Utility Room
- ✓ Near Church

Category

- ✓ Bargain
- ✓ Cheap
- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale

Condition

- ✓ Restoration Required

Furniture

- ✓ Not Furnished

Climate Control

- ✓ Air Conditioning

Kitchen

- ✓ Fully Fitted















