Sales - Commercial - Marbella

**3.900.000€**

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**Ref.-ID: MIBGR5515930** **Marbella** **Commercial**

**8** **8** **468 m2**

EXCLUSIVE BOUTIQUE HOTEL FOR SALE IN THE HEART OF MARBELLA'S OLD TOWN A unique property combining history, traditional Andalusian charm, an exceptional location and exciting potential for expansion and future growth. Located in the very heart of Marbella's historic Old Town, surrounded by picturesque streets, traditional architecture, charming restaurants, boutiques and the Mediterranean atmosphere that makes this area so special, this magnificent boutique hotel is a property full of character, elegance and charm. Originally built in 1930, the building retains the essence of traditional Andalusian architecture, featuring beautiful interior courtyards, distinctive architectural details, bright spaces and a welcoming atmosphere that conveys authenticity from the very first moment. With a total built area of 468 m² on a 223 m² plot, this property represents a rare opportunity to acquire an entire building in one of Marbella's most emblematic and sought-after tourist destinations. Currently operating as a boutique hotel, the property offers 8 guest rooms together with the potential to increase its accommodation capacity by converting certain existing spaces, making it particularly attractive to investors and hotel operators. A HOTEL FULL OF CHARM AND CHARACTER From the moment you enter, the property offers a sense of tranquillity and exclusivity, providing a pleasant contrast to the lively atmosphere of Marbella's historic centre. Its two interior courtyards are among the property's most distinctive features. Decorated with natural greenery, traditional elements and warm materials, they create intimate and inviting spaces that perfectly capture the authentic Mediterranean lifestyle. The various lounges and communal areas feature elegant and harmonious interiors, combining carefully selected furnishings, traditional architectural features and contemporary touches. Every corner of the building has its own personality, creating a guest experience that is very different from that of conventional hotels. GUEST ROOMS AND EXPANSION POTENTIAL The hotel currently offers 8 guest rooms, each with its own individual style and character, thoughtfully decorated to provide a comfortable and authentic experience. The bedrooms are characterised by their warm atmosphere, soft colour palettes, natural materials and a tasteful combination of simplicity, comfort and elegance. Some rooms feature traditional balconies and windows overlooking the charming streets of Marbella's Old Town, while others offer a more intimate and peaceful setting. One of the property's most attractive features is the possibility of increasing the number of guest rooms by making use of certain existing areas that are currently dedicated to other purposes. This represents an interesting opportunity for a future owner to increase accommodation capacity, optimise hotel operations and enhance the property's income-generating potential. Any expansion would be subject to the relevant technical assessments and administrative approvals. A RENOVATED HISTORIC BUILDING Over the years, the property has undergone significant renovation and modernisation works, including improvements to the electrical installations, plumbing, roof and internal layout, together with subsequent bathroom upgrades. These improvements have allowed the building to adapt to modern hospitality requirements while preserving its architectural identity and historic character. The result is a charming establishment that successfully combines the appeal of a traditional Andalusian building with the practical requirements of a contemporary boutique hotel. PRIME LOCATION IN MARBELLA One of the property's greatest advantages is undoubtedly its exceptional location. Situated in the heart of Marbella's Old Town, the hotel allows guests to explore the city entirely on foot, enjoying its pedestrian streets, historic squares, restaurants, cafés, boutiques and cultural attractions. The famous Plaza de los Naranjos, Marbella town centre, the seafront promenade and the beaches are all within comfortable walking distance. This is a particularly desirable setting for visitors seeking an authentic Marbella experience, away from the atmosphere of large hotel resorts. AN ATTRACTIVE INVESTMENT OPPORTUNITY Beyond its architectural appeal, this property offers an interesting combination of real estate value and an established hospitality business. The hotel is currently operational, allowing a prospective buyer to consider continuing the existing business without having to develop a hotel project from the ground up. Key features include: Entire freehold building in the heart of Marbella's Old Town. 468 m² built area on a 223 m² plot. Historic building dating back to 1930, with significant subsequent renovations. 8 guest rooms currently used for tourist accommodation. Potential to increase the number of guest rooms. Two charming interior courtyards. Attractive lounges and communal areas. Fully operational boutique hotel business. Opportunities for optimisation, repositioning and additional value creation. Strategic location in an internationally recognised and well-established tourist destination. The property may be particularly attractive to private investors, hotel groups and boutique hospitality operators seeking a distinctive asset with character and future development potential. A RARE OPPORTUNITY IN MARBELLA'S HISTORIC CENTRE The combination of an entire historic building, traditional Andalusian architecture, charming interior spaces and a privileged location makes this boutique hotel a particularly interesting opportunity within Marbella's real estate market. This is more than simply the acquisition of a hotel business. It is an opportunity to invest in a property with its own identity and character, located in one of the most representative and desirable areas of the Costa del Sol. Additional financial, operational and legal documentation is available to qualified buyers, subject to proof of funds and the signing of a Non-Disclosure Agreement (NDA). For further information or to arrange a private viewing, please do not hesitate to contact us.

**Setting**
- ✔ Town
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Close To Marina

**Orientation**
- ✔ West Facing

**Condition**
- ✔ Excellent Condition

**Climate Control**
- ✔ Air Conditioning

**Category**
- ✔ Luxury

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