

**Продажа - Апартамент - Marbella**  
**625.000€**



**Ref.-ID: MIBGR5391565**

**Marbella**

**Апартамент**

**Коммунальные: 2,160 EUR / год**

**ИБИ: 587 EUR / год**

**Мусор: 87 EUR / год**



**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.

#### Расположение

- ✓ Первая линия пляжа
- ✓ На побережье
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам

#### Мебель

- ✓ По желанию

#### ОРИЕНТАЦИЯ

- ✓ Юго-запад

#### Сад

- ✓ Общественный

#### Состояние

- ✓ Хорошее
- ✓ Нужен ремонт

#### меры безопасности

- ✓ Домофон
- ✓ Охрана 24 часа

#### бассейн

- ✓ Общий

#### Категория

- ✓ Первая линия пляжа

#### ВИД

- ✓ Море
- ✓ Горы
- ✓ Порт
- ✓ Сельская местность
- ✓ Панорамный
- ✓ Сад
- ✓ Бассейн

#### Особенности

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Спутниковое телевидение
- ✓ WiFi
- ✓ Оптическое волокно