



**Продажа - Коммерческая - 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 m<sup>2</sup> 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.

**Расположение**

- ✓ Город
- ✓ Коммерческая зона
- ✓ На побережье
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Близко к школам

**ВИД**

- ✓ Горы
- ✓ Двор
- ✓ Улица

**Парковка**

- ✓ Улица

**ОРИЕНТАЦИЯ**

- ✓ Восток
- ✓ Юг

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Солярий
- ✓ Апартаменты для гостей
- ✓ Гостевой дом
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Возле церкви

**Категория**

- ✓ Выгодное предложение
- ✓ Дешевая
- ✓ Гольф
- ✓ Дома для отдыха
- ✓ Инвестиции
- ✓ Элитная
- ✓ Перепродажа

**Состояние**

- ✓ Требуется восстановление

**Мебель**

- ✓ Без мебели

**Климат-контроль**

- ✓ Кондиционер

**Кухня**

- ✓ Полностью оборудованная















