

Sales - House - Marbella 1.065.000€ www.arbatestates.com +34 606 84 36 45 +34 602 51 80 97 info@arbatestates.com









Ref.-ID: R5015485

IBI: 1,245 EUR / year

Marbella

Rubbish: 138 EUR / year

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House

330 m2

FOR SALE 5-bedroom family home in Marbella Old Town – renovation project Ideal location for year-round living or investment. Urban planning license for both residential and hospitality use. Located in the heart of Marbella's charming Old Town, on a central yet quiet street, this spacious 5-bedroom, 2-bathroom traditional house offers an excellent opportunity for renovation. Spread across three floors plus a rooftop solarium, the property has a total built area of 329 m². Current layout: Ground floor: Entrance hall, anteroom, main living room, stairs, pantry, and storage room. First floor: Four bedrooms, two bathrooms, stairs, and an interior patio. Second floor: Living room, kitchen, sitting area, second patio, and terrace. Third floor: Solarium and additional storage. A property full of character with great potential, perfect for a family home or a boutique hospitality project in one of Marbella's most iconic areas. Don't miss this unique opportunity to bring your vision to life in true Old Marbella style!

## Setting Orientation Condition Views Features **Furniture ✓** Sea **✓** Town East ✓ Not Furnished Restoration Required ✓ Near Transport South West Mountain Close To Port ✓ Private Terrace Optional Panoramic Close To Shops Solarium **✓** Urban **✓** WiFi Close To Sea Close To Schools ✓ Storage Room Close To Marina ✓ Utility Room Ensuite Bathroom Barbeque Near Church Parking Kitchen Security Utilities Category ✓ Gated Complex Fully Fitted ✓ Street Electricity ✓ Holiday Homes Entry Phone ✓ Drinkable Water Investment ✓ Alarm System Telephone Resale Photovoltaic solar panels With Planning Permission