

Sales - Apartment - Marbella 390.000€

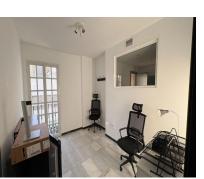
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Ref.-ID: R5247844



2

Marbella



| 2



100 m2

Apartment

Bright 2-Bedroom Apartment in Central Marbella Fantastic 100 m² south-facing apartment in a prestigious building on Avenida Ricardo Soriano. Very bright, spacious, and offering excellent potential. Key Features • 2 exterior bedrooms with balconies • 1 full bathroom • Large living room with access to an 8 m² terrace • Porcelain flooring, Climalit double-glazed windows • Wooden interior carpentry • Open south-facing views • Currently registered as an office, with proven precedent of units already converted to residential in the building Location Highlights Located in the heart of Marbella, surrounded by: Shops • Restaurants • Banks • Schools • Public Transport Use Options Ideal as: • A bright central home • A professional office or studio • An investment property with high rental demand • A second residence on the Costa del Sol Change of Use: Office to Residential The property is currently legally designated as an office. Several units in this same building have already completed the change of use, confirming feasibility. Process: • The property can be purchased as it is (office use). • After completion, the new owner can immediately submit a change-of-use application to the Ayuntamiento. • A technical project (architect) is required to support the request. • Once approved, renovation works can begin. Estimated Costs for Conversion and Renovation 1. Administrative + Technical Costs • Architect project for change of use: approx. 1,200–1,500 [• Change-of-use application + municipal fees: approx. 600–800 [• Building licence / permits for renovation: approx. 400–700 [Total estimated administrative + licence costs: approx. 2,200–3,000 [• Construction Costs (conversion to residential) Two renovation options depending on final layout: Option A — Full renovation (2 bathrooms + kitchen) • Construction and installation: approx. 30,000 [• Total incl. permits and paperwork: approx. 33,000 [Option B — Basic renovation (1 bathroom + kitchen) • Approx. 18,000 [(construction only) • Additional licences and paperwork: appr

Climate Control

Air Conditioning

Views

UrbanStreet

Features
Lift

✓ Private Terrace

Marble Flooring

