EK
ARBAT ESTATES

Sales - House - Marbella

1.900.000€

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Ref.-ID: R5329963 | **Marbella** | **House**

12 | **12** | **500 m2** | **728 m2**

A versatile investment opportunity in the centre of Marbella Situated in a prime area of Marbella, this property stands out for its excellent location, just a few minutes from the town centre, the sea (1,200 metres) and the charming Old Town of Marbella (700 metres), renowned for its picturesque streets, squares and wide range of dining options. Surrounded by all kinds of amenities — restaurants, shops, supermarkets and leisure options — the property allows you to enjoy the convenience of having everything within easy reach, without sacrificing the tranquillity of its surroundings. Furthermore, the beach is just a short distance away (1,200 metres), which further enhances its appeal for both personal use and holiday rentals. The property offers great versatility: it can be used as a private residence, maintained as an operational holiday rental business, or converted into a boutique hotel. The villa has been operating successfully in the holiday rental market for the past 10 years, generating stable income and receiving good reviews on online platforms. It features 8 en-suite bedrooms, with six located within the main house —2 quadruple and 4 double rooms— and 2 separate cottages, allowing for flexible accommodation management and a variety of options for guests. One of the key features is its potential for expansion. The upper floor offers the possibility of adding up to four further bedrooms, bringing the total to 12. This presents a clear opportunity to increase profitability and optimise the business. The property also benefits from good connections to the rest of the Costa del Sol, including easy access to the airport and the city of Málaga. Overall, this is a solid investment in one of the most sought-after areas, generating income from day one and offering clear potential for growth. Ground floor: there are 4 en-suite bedrooms, 3 of which are double and 1 is a quadruple. On the same level, but separate from the main house, there is a spacious cottage with a kitchen and private terrace. First floor: there are 2 en-suite bedrooms with a fridge. On this same floor, there are 2 apartments with a kitchen and private terrace used by the family. These are not currently listed on Booking.com. In the semi-basement, there are 2 spacious en-suite bedrooms with a kitchen. On the plot, there is a triple en-suite cottage with a kitchen. There is the possibility of completing the renovation of one final cabin. With this last one, we would have 13 rooms/cabins available. The villa has solar panels, so the electricity bill is significantly reduced. It currently costs around €200 per month. The water bill is usually around €150 per month. There is also the possibility of building a swimming pool. It has a large communal terrace and a chill-out area. The villa itself has a large living room with a fireplace and a spacious dining room with a kitchen for guests' use. All rooms have hot/cold air conditioning. If you need further information, please contact me.

Setting
- ✔ Town
- ✔ Commercial Area
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools

Orientation
- ✔ South West Orientation

Condition
- ✔ Good Condition

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Double Glazing

Kitchen
- ✔ Fully Fitted Kitchen