

Sales - Commercial - Marbella
2.100.000€

www.arbatstates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatstates.com



Ref.-ID: R5379172

Marbella

Commercial



7



6



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 m² 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.

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| <p>Setting</p> <ul style="list-style-type: none"> ✓ Town ✓ Commercial Area ✓ Beachside ✓ Close To Shops ✓ Close To Sea ✓ Close To Schools | <p>Orientation</p> <ul style="list-style-type: none"> ✓ East ✓ South | <p>Condition</p> <ul style="list-style-type: none"> ✓ Restoration Required | <p>Climate Control</p> <ul style="list-style-type: none"> ✓ Air Conditioning | <p>Views</p> <ul style="list-style-type: none"> ✓ Mountain ✓ Courtyard ✓ Street | <p>Features</p> <ul style="list-style-type: none"> ✓ Covered Terrace ✓ Fitted Wardrobes ✓ Near Transport ✓ Private Terrace ✓ Solarium ✓ Guest Apartment ✓ Guest House ✓ Storage Room ✓ Utility Room ✓ Near Church |
| <p>Furniture</p> <ul style="list-style-type: none"> ✓ Not Furnished | <p>Kitchen</p> <ul style="list-style-type: none"> ✓ Fully Fitted | <p>Parking</p> <ul style="list-style-type: none"> ✓ Street | <p>Category</p> <ul style="list-style-type: none"> ✓ Bargain ✓ Cheap ✓ Golf ✓ Holiday Homes ✓ Investment ✓ Luxury ✓ Resale | | |