

MARBELLA

2,100,000 €

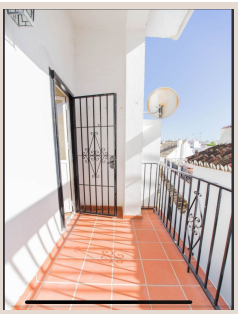
REFERENCE R4453009

Majestic Multi-Unit Residence with Panoramic Rooftop – Prime Investment in Marbella's Historic Old Town

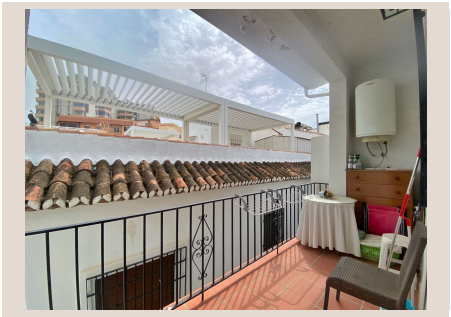
7	5	404 m²	145 m²	145 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Luxury Realty proudly presents an extraordinary investment opportunity in the heart of Marbella's iconic Old Town. This distinguished building offers unparalleled versatility, comprising four exquisitely appointed, spacious independent apartments, complemented by a prominent commercial space with its own valuable basement.

Spanning a substantial constructed area of 404 m², this property delivers grand proportions. Its crowning feature is an expansive 145 m² rooftop terrace, offering breathtaking panoramic views across the charming Old Town rooftops, culminating in the majestic silhouette of the Church of La Encarnación. An iconic Marbella vista perfect for sophisticated entertaining.

Unrivalled Location: The Allure of Marbella, Southern Spain

Strategically positioned in the essence of Marbella, Southern Spain, this property offers direct access to the vibrant "Casco Antiguo." This delightful labyrinth of narrow, whitewashed streets, adorned with bougainvillea, leads to charming plazas like the world-famous Plaza de los Naranjos. History, culture, and exquisite gastronomy converge in this pedestrian-friendly environment, embodying authentic Andalusian spirit.

Exquisite Living Spaces with Exclusive Privileges

The building’s thoughtful design incorporates four distinct, independent apartments, each crafted for privacy, comfort, and abundant natural light. These spacious units provide versatile living arrangements, ideal for permanent residency or high-end holiday rentals. The building’s unique positioning between two streets enhances natural light and provides convenient, dual access—a rare asset within the historic urban fabric.

The pinnacle of residential offerings is the magnificent main apartment. This premium residence, featuring three generously proportioned bedrooms, stands out for its exclusive and direct access to the spectacular 145 m² rooftop terrace. This unparalleled feature elevates it to a true penthouse-style abode, offering supreme privacy and a seamless transition between luxurious indoor living and expansive outdoor entertaining. This unit provides an extraordinary lifestyle opportunity, unmatched in its exclusivity.

A Vision of Investment: Unlocking Multiple Income Streams

This distinguished property represents an exceptional and highly attractive investment opportunity. Its clever configuration makes it an ideal asset for tourist rental. Marbella's robust tourism sector and high demand for Old Town accommodations ensure consistently high occupancy rates and strong rental yields. Investors benefit significantly from diversifying income across several high-quality units, maximizing their return on investment.

Furthermore, the prime ground-floor commercial space, complete with its valuable basement, adds another substantial layer to the property’s income-generating potential. Located in an area with significant footfall, this commercial unit is perfectly positioned for a high-end boutique, gourmet café, art gallery, or sophisticated professional office. Available for rent, this space underscores the building's remarkable versatility and its capacity to generate significant, multi-faceted revenue streams. It is a meticulously positioned business venture offering unparalleled flexibility and financial promise.

Your Gateway to Marbella's Enduring Charm and Prosperity

In summary, this remarkable building in Marbella's Old Town offers an unparalleled blend of historical elegance, contemporary comfort, and outstanding investment potential. Whether envisioned as a luxurious primary residence with lucrative supplementary rental income, a comprehensive tourist rental enterprise, or a strategic combination, this property stands as a beacon of opportunity. It represents a discerning acquisition within one of Southern Spain's most coveted and financially rewarding locations. Luxury Realty invites discerning buyers to explore this extraordinary offering, to discover the profound

lifestyle benefits and enduring financial rewards that await within the heart of Andalucía's most glamorous and historic city.

Details

Reference	R4453009	Property Type	Terraced Townhouse
Status	Sale	Price	2,100,000 €
Bedrooms	7	Bathrooms	5
Build size	404 m²	Plot Size	145 m²
Terrace	145 m²	Parking places	by request

Features

Mountain views, Parking, Resale