

MARBELLA

875,000 €

REFERENCE R4957486

An Unparalleled Investment and Lifestyle Opportunity: A Prestigious Residence and Turn-Key Gastronomic Venture in Marbella's Historic Old Town

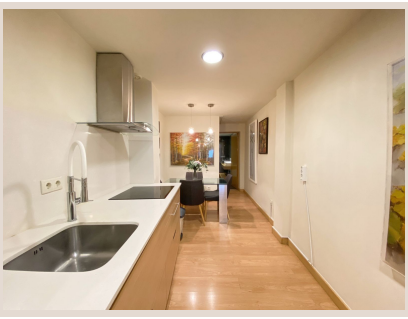
2	3	135 m²	58 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE

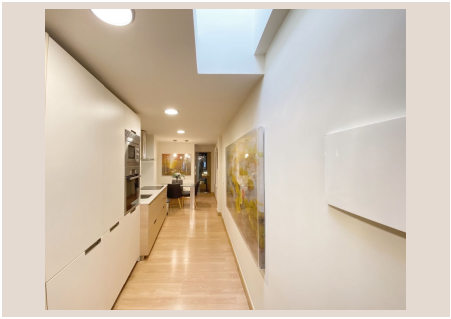












Description

Luxury Realty proudly presents an extraordinary property opportunity, seamlessly blending refined residential living with a lucrative commercial enterprise, nestled within the enchanting and coveted Old Town of Marbella, in the heart of Southern Spain. This meticulously preserved building offers a rare chance to acquire a piece of history, infused with modern luxury and unparalleled business potential.

Strategically positioned on a charming, cobblestone pedestrian street, this distinguished property provides an idyllic retreat from the bustling world while keeping the vibrant pulse of Marbella's cultural and social scene within immediate reach. Its prime location, adjacent to the iconic Calle Ancha and mere steps from the picturesque Plaza de Santo Cristo, places it at the epicentre of historical grandeur and contemporary allure. Marbella's Old Town is renowned for its captivating architecture, fragrant orange trees, boutique shops, and world-class dining, making this address not just a home or a business, but a lifestyle statement.

The Quintessential Old Town Residence: A Sanctuary of Elegance

Ascend to the upper floor to discover a magnificent private residence that embodies comfort and sophistication. This exquisite home has undergone a thoughtful refurbishment, ensuring it retains its authentic charm while boasting contemporary amenities and high-end finishes. Every detail has been carefully considered, from the choice of premium materials to the bespoke interior design, creating an atmosphere of understated luxury. The residence features generously proportioned living spaces, designed to maximize natural light and offer serene views of the charming surroundings.

The layout typically comprises elegant reception rooms, an inviting dining area, and a fully equipped, state-of-the-art kitchen that would delight any gourmet enthusiast. While specific room counts can vary, properties of this calibre in the Old Town often offer two to three beautifully appointed bedrooms, each a tranquil haven, accompanied by luxurious bathrooms fitted with modern fixtures and high-quality tiling. The entire home comes exquisitely furnished, presenting a true turn-key solution for immediate, luxurious occupancy. All that awaits is your personal touch to transform this captivating space into your dream home.

Perhaps the crown jewel of this private abode is its exclusive upper-floor terrace. This expansive outdoor sanctuary provides an intimate setting for al fresco dining, serene relaxation, or entertaining guests against a backdrop of Marbella's charming rooftops and the azure sky. Imagine enjoying your morning coffee as the town awakens, or sipping cocktails under the stars – this private oasis offers an unparalleled sense of peace and privacy, a rare commodity in such a central location.

A Premier Gastronomic Destination: Your Business Vision, Realized

The ground floor of this remarkable building hosts an exceptional commercial space, perfectly configured for a high-end restaurant operation. This isn't just an empty shell; it is a fully established and meticulously set-up establishment, boasting a valid and coveted opening license – a critical asset in Marbella's competitive culinary landscape. The interior design reflects a tasteful blend of traditional charm and modern sophistication, creating an inviting ambiance for discerning diners.

The restaurant premises include a professional-grade kitchen, equipped with all necessary appliances and infrastructure to support a diverse and ambitious menu. The dining area is spacious and thoughtfully laid out to accommodate a comfortable number of patrons, ensuring an intimate yet vibrant dining experience. Crucially, the property also benefits from the exclusive use of an outdoor terrace, providing additional seating capacity. This outdoor space is invaluable, especially in the sun-drenched climate of Southern Spain, allowing guests to enjoy the delightful atmosphere of the pedestrian street while savoring exceptional cuisine. This feature alone significantly enhances the restaurant's appeal and potential revenue streams.

This turn-key restaurant presents an extraordinary opportunity for an aspiring restaurateur or an experienced hospitality group to immediately commence operations and capitalize on Marbella's thriving tourism and local patronage. With all licenses in place, comprehensive furnishing, and a ready-to-work setup, the transition from acquisition to operation is seamless, minimizing initial overheads and accelerating profitability. The potential for establishing a prominent culinary destination in one of Spain's most sought-after locations is immense.

An Investment Beyond Compare: Lifestyle and Lucrative Returns

This distinguished property represents more than just a building; it is a multifaceted investment offering both an exclusive residential lifestyle and a proven income-generating business. The duality of a luxurious private home above a fully operational, licensed restaurant in Marbella's Old Town is exceptionally rare. It provides the unique flexibility of living where you work, or generating substantial rental income from either or both components, making it an incredibly attractive proposition for astute investors.

Marbella, with its golden beaches, world-class golf courses, glamorous marina of Puerto Banús, and a vibrant international community, continues to be a premier destination for luxury real estate and tourism. Properties of this calibre and location maintain strong appreciation potential, ensuring a robust return on investment. The impeccable state of maintenance and conservation throughout the building speaks volumes about the care it has received, ensuring its longevity and continued appeal.

We believe this offering is truly exceptional and warrants your immediate attention. It is a rare confluence of historical charm, modern luxury, and robust commercial viability in one of Spain's most prestigious locations. Luxury Realty extends a personal invitation to discover this unparalleled opportunity. A private viewing is not just recommended, but essential to fully appreciate the distinctive character, supreme quality, and immense potential of this magnificent Old Town building.

Details

Reference	R4957486	Property Type	Commercial
Status	Sale	Price	875,000 €
Bedrooms	2	Bathrooms	3
Build size	135 m²	Plot Size	–
Terrace	58 m²	Parking places	by request

Features

Air conditioning, Alarm system, Parking, Resale