

MARBELLA

1,065,000 €

REFERENCE R5015485

An Exclusive Renovation Opportunity: Grand Traditional Residence or Boutique Hotel in Marbella's Iconic Old Town

5	3	330 m²
BEDROOMS	BATHROOMS	BUILT













Description

Presented by Luxury Realty, we are proud to unveil a truly unique offering in the heart of Marbella, an international jewel nestled on the sun-drenched Costa del Sol in Southern Spain. This exceptional 5-bedroom traditional family home, situated within the enchanting labyrinth of Marbella's Old Town (Casco Antiguo), represents an unparalleled renovation project. It offers a rare chance to craft a bespoke luxury residence or a prestigious boutique hospitality establishment, right in one of the most sought-after and charismatic locations in the Mediterranean.

A Prized Location: Marbella's Old Town Charm

Marbella's Old Town is more than just a place; it's an experience. Imagine strolling through cobblestone streets adorned with vibrant bougainvillea, past whitewashed houses, and charming squares like the famous Plaza de los Naranjos. This property is perfectly positioned on a central yet remarkably quiet street, offering the best of both worlds: immediate access to the pulsating energy of Marbella's historic core while providing a serene retreat from the bustle. Here, tradition meets modern luxury, with an array of gourmet restaurants, artisan boutiques, historical landmarks, and lively tapas bars just moments from your doorstep.

Beyond the Old Town's embrace, Marbella itself is synonymous with an opulent lifestyle. Known for its world-class beaches, championship golf courses, exclusive marinas like Puerto Banús, and a vibrant international community, it offers an enviable quality of life. The region benefits from over 320 days of sunshine annually, making it ideal for year-round living or as a luxurious holiday destination. Excellent infrastructure, including easy access to Malaga International Airport, further enhances its global appeal for discerning residents and investors alike.

The Property: A Canvas for Your Vision

This substantial traditional house, boasting a generous total built area of 329 m², is an authentic piece of Marbella's heritage awaiting its transformation. Spread across three distinct floors, culminating in a magnificent rooftop solarium, it offers immense potential for those with a discerning eye for design and a desire to create something truly extraordinary. The current configuration, with five spacious bedrooms and two bathrooms, provides a solid foundation for either an expansive family home tailored to modern luxury living or a high-end hospitality venture.

The beauty of this offering lies in its status as a renovation project. It's not merely a house; it's a blank canvas where your architectural dreams can come to fruition. Envision custom interiors, state-of-the-art amenities, and a design that seamlessly blends the property’s inherent character with contemporary elegance. Whether you aspire to create a grand, multi-generational family residence or an intimate, high-yield boutique hotel, the scope for personalization is virtually limitless. This opportunity allows for the creation of a bespoke sanctuary that perfectly reflects individual tastes and aspirations, making it a truly unique proposition in the competitive Marbella real estate market.

Versatile Layout with Exceptional Potential

The existing layout of the property is thoughtfully distributed, hinting at the expansive possibilities for reimagining each space:

- **Ground Floor:** Currently comprising an inviting entrance hall, an anteroom, a main living room, stairs, a pantry, and a storage room. This level holds significant potential to be reconfigured as an impressive welcoming area, a stylish reception for a boutique hotel, or a grand open-plan living and dining space for a private residence. Its direct street access also lends itself beautifully to potential commercial or retail use, aligning with the flexible urban planning license. Imagine a sophisticated entry point that immediately sets a tone of luxury and comfort, leading to elegant communal areas.

- **First Floor:** Dedicated to private quarters, this floor features four well-proportioned bedrooms, two bathrooms, a central staircase, and a charming interior patio. This patio is a quintessential Andalusian feature, promising natural light and an intimate outdoor retreat. Here, one could envision creating luxurious en-suite bedrooms, perhaps with private balconies overlooking the patio, or transforming it into spacious, serene family sleeping quarters, each designed as a private haven.

- **Second Floor:** This level currently houses a living room, a kitchen, a sitting area, a second patio, and a terrace. This floor is perfectly poised to become the vibrant social hub of the property. Imagine an open-concept gourmet kitchen flowing into an elegant dining area, extending onto a redesigned terrace ideal for al-fresco dining and entertaining. The second patio offers another opportunity for a tranquil green space or a unique architectural feature, perfect for quiet contemplation or intimate gatherings.

- **Third Floor:** The pinnacle of the property, featuring a solarium and additional storage. This rooftop space is undoubtedly one of the most exciting aspects of the renovation. With panoramic views over the rooftops of Old Town and potential glimpses of the Mediterranean, it could be transformed into a spectacular rooftop lounge, a sun-drenched chill-out zone, or even host a plunge pool, offering an exclusive outdoor oasis for residents or guests. This private retreat could become the crown jewel of the property, providing an unparalleled experience of Marbella's famed climate and charming urban landscape.

Unmatched Investment Potential: Residential or Hospitality

What truly sets this property apart is its invaluable urban planning license, allowing for both residential and hospitality use. This flexibility significantly enhances its investment appeal and future value, opening doors to multiple lucrative avenues:

- **For Residential Use:** Create your dream home in one of Spain's most iconic locations. A property of this size and character in Marbella Old Town is a rare find, promising a sophisticated lifestyle and a sanctuary for generations to come. Design a grand family residence that perfectly balances historical charm with all the conveniences and luxuries of modern living, ensuring comfort and prestige.

- **For Hospitality Use:** Capitalize on Marbella's booming tourism market. The demand for unique, high-end boutique accommodation in the Old Town is consistently strong. This property could be reimagined as an exclusive boutique hotel, a luxury guesthouse, or serviced apartments, offering an exceptional return on investment in a prime location. The charm of a traditional building combined with modern luxury amenities would attract a discerning clientele seeking an authentic, high-end Marbella experience, ensuring strong occupancy rates and premium tariffs.

This is more than just a property; it's an opportunity to own a piece of Marbella's soul, to imprint your vision onto its rich tapestry, and to create a legacy. Whether you envision a magnificent family residence steeped in tradition yet embracing modernity, or a highly sought-after boutique hotel, the potential for success and fulfillment here is limitless.

Seize This Unparalleled Opportunity

Do not miss this unique chance to acquire a significant property in Marbella Old Town, ripe for transformation. This is an invitation to bring your architectural vision to life in true Old Marbella style, backed by the prestige and expertise of Luxury Realty. We invite discerning buyers to explore the boundless possibilities this magnificent offering presents and to secure their stake in one of the most desirable and culturally rich destinations on the Mediterranean coast.

Contact Luxury Realty today to arrange a private viewing and discuss how this exceptional renovation project can become your next grand endeavor in one of the world's most desirable destinations.

Details

Reference	R5015485	Property Type	Terraced Townhouse

Status	Sale	Price	1,065,000 €
Bedrooms	5	Bathrooms	3
Build size	330 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Sea views, Mountain views, Alarm system, Parking, Holiday Home, Investment, Resale