

MARBELLA

670,000 €

REFERENCE R5217793

An Exclusive Canvas for Luxury Living: Historic Townhouse in Marbella's Enchanting Old Quarter

4	3	145 m²	135 m²	45 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Nestled within the timeless embrace of Marbella's fabled Old Town, this distinguished townhouse presents a truly unparalleled opportunity for the discerning investor or homeowner. Far more than just a property, it is an exclusive canvas, awaiting transformation into a bespoke luxury residence or a high-yield boutique accommodation. Offered by Luxury Realty, this prime piece of real estate combines the quintessential charm of Andalusian architecture with the immense potential for modern opulence, all set against the backdrop of one of Southern Spain's most coveted destinations.

A Prestigious Address in Southern Spain's Jewel

Marbella, a true gem on Spain's illustrious Costa del Sol, is globally renowned for its glamorous lifestyle, sun-drenched beaches, world-class golf courses, and an unparalleled gastronomic scene. It is a destination that effortlessly blends traditional Spanish culture with an international, sophisticated allure, attracting a discerning clientele from across the globe. This exquisite location, in the heart of Southern Spain, guarantees year-round sunshine, a vibrant social calendar, and breathtaking natural beauty, from the sparkling Mediterranean Sea to the majestic Sierra Blanca mountains.

Within this vibrant city lies the Old Town, or 'Casco Antiguo', a captivating labyrinth of narrow, pedestrianised cobblestone streets, adorned with vibrant bougainvillea, quaint plazas, and historic architecture. It's a place where every corner tells a story, offering an authentic Spanish experience while being just moments away from contemporary amenities and the bustling Puerto Banús marina. This particular townhouse is strategically situated on a lovely, quiet pedestrian street, ensuring a serene and private living environment, yet maintaining effortless access to the charming boutiques, traditional tapas bars, and acclaimed restaurants that define Old Town living. The rarity of finding such a substantial property in this prime, tranquil setting cannot be overstated, making it an exceptional acquisition for those who value both exclusivity and character.

The Essence of Andalusian Charm: Property Overview

This substantial townhouse, steeped in local history and character, extends across two generous floors, offering a remarkable amount of space rarely found in Old Town properties. It currently comprises four well-proportioned bedrooms and two spacious bathrooms, providing ample accommodation for a family or multiple guests. The layout, while traditional, is ripe for reimagining, allowing for the creation of open-plan living areas, luxurious en-suite facilities, or even additional guest suites, depending on the vision of its new owner.

At its heart lies a truly magnificent and expansive central courtyard. This quintessential Andalusian patio is a private oasis, bathed in natural light and offering an idyllic setting for relaxation and entertainment. Imagine transforming this space into a lush, tranquil garden adorned with fragrant orange trees, a serene fountain, and comfortable seating areas – a perfect sanctuary for morning coffee or elegant al fresco dining under the stars. This central feature provides not only beauty but also a natural ventilation system, keeping the interiors cool during the warm Marbella summers. Its generous dimensions distinguish this property, offering a luxury of outdoor private space often absent in historic townhouses.

Beyond this enchanting courtyard, the property further boasts two additional terraces that promise delightful outdoor living experiences. The crowning jewel is undoubtedly the magnificent solarium terrace. This elevated space presents an extraordinary opportunity to create a stunning rooftop retreat, offering panoramic vistas across the historic rooftops of the Old Town. With careful design, it could also provide tantalising glimpses of the sparkling Mediterranean Sea or the dramatic peaks of the Sierra Blanca, creating an unrivalled spot for sunbathing, evening cocktails, or intimate gatherings. The other terrace, perhaps a more secluded balcony or a ground-level patio, offers additional intimate spaces for quiet contemplation or smaller private moments, ensuring that outdoor living is seamlessly integrated into every aspect of the home.

A Masterpiece Awaiting Your Vision: The Renovation Opportunity

While this exquisite property currently awaits a thoughtful refurbishment, this presents an unparalleled opportunity rather than a mere requirement. For the discerning buyer, this is a blank canvas – a chance to create a bespoke dream home that perfectly reflects personal taste and contemporary luxury standards, all within a structure imbued with historical integrity. Imagine blending

the timeless charm of traditional Andalusian architecture, such as whitewashed walls, terracotta tiles, and wrought-iron details, with cutting-edge design, smart home technology, and opulent finishes.

The scope of renovation allows for complete creative freedom. One could envision transforming the existing bedrooms into sumptuous suites, each with its own character. The bathrooms could be elevated into spa-like sanctuaries. The kitchen and living areas could be opened up to flow seamlessly into the central courtyard, enhancing the sense of space and light. This is an invitation to craft a residence that not only stands out for its unique location and grandeur but also for its tailor-made interiors, ensuring every detail is to your exacting standards. For Luxury Realty clients, this means the potential to develop a truly unique and personalised estate in a highly sought-after location, combining heritage with ultimate modern comfort and style.

Unrivalled Potential: Residence and Investment

This remarkable townhouse is ideally suited for both a sumptuous permanent residence and offers undeniable, lucrative potential as a high-end tourist accommodation. As a permanent home, it promises a lifestyle of unparalleled charm and convenience. Imagine waking up to the gentle sounds of the Old Town, strolling to a local cafe for breakfast, and enjoying the vibrant community atmosphere right on your doorstep. The quiet pedestrian street ensures tranquility, while the proximity to all amenities means a car is often unnecessary for daily life. This is Old Town living at its finest, offering a blend of authentic culture and luxury comfort.

Beyond its residential appeal, the property's potential for tourist accommodation is significant. Marbella's Old Town is a magnet for discerning visitors seeking an authentic yet luxurious experience. A meticulously renovated townhouse in this prime location would command premium rental rates, attracting high-end clientele looking for exclusivity, character, and convenience. Its four bedrooms, central courtyard, and multiple terraces make it perfectly suited for a luxury boutique rental, capable of generating substantial rental yields. This dual potential offers exceptional flexibility, allowing owners to enjoy the property themselves while also leveraging its investment value through a thriving luxury rental market.

Marbella: A Lifestyle Beyond Compare

Investing in this property is not merely acquiring real estate; it is embracing a lifestyle. Marbella offers an exceptional quality of life, characterised by over 300 days of sunshine per year, a mild Mediterranean climate, and a host of recreational activities. From world-class golf courses and exclusive beach clubs to designer boutiques and Michelin-starred restaurants, the amenities cater to every desire. The international community, excellent private schools, and robust infrastructure further enhance its appeal for both residents and visitors.

This townhouse represents a rare opportunity to acquire a substantial property in one of Marbella's most cherished and protected areas. It is an investment in history, luxury, and an unparalleled lifestyle. For those seeking to create a truly bespoke residence or a high-return luxury rental venture in a location that consistently ranks among Europe's most desirable, this Old Town townhouse is an absolute must-see. We invite you to explore the boundless possibilities this unique offering holds, envisioning the magnificent future that awaits within its historic walls.

Details

Reference	R5217793	Property Type	Terraced Townhouse
Status	Sale	Price	670,000 €
Bedrooms	4	Bathrooms	3
Build size	145 m²	Plot Size	135 m²

Terrace	45 m²	Parking places	by request

Features

Mountain views, Parking, Investment, Resale