+34 604 489 646
info@luxury-realty.com
luxury-realty.com



MARBELLA

319,500 €

REFERENCE R5274631

An Exquisite Urban Gem in the Heart of Marbella: Unrivalled Versatility and Lifestyle

1

BATHROOMS

64 m²

BUILT













Description

Welcome to an exceptional opportunity presented by Luxury Realty, featuring a meticulously revitalized property nestled within the vibrant pulse of Marbella, Southern Spain. This sophisticated space, recently renovated to the highest standards, offers an unparalleled lifestyle and investment potential in one of the Mediterranean's most coveted locales. Situated in the very core of Marbella, this prime address ensures you are immersed in an environment of refined leisure and convenience, making it the epitome of effortless coastal living on Andalusia's stunning Costa del Sol.

Imagine stepping out of your private residence directly into a world where every desire is met within moments. This property boasts an enviable position, surrounded by an array of high-end amenities that define Marbella's renowned charm. From chic boutique shops and gourmet dining establishments to lively cafes, essential public transport links, and sophisticated leisure areas, everything is literally at your doorstep. Moreover, the sun-drenched beaches of Marbella, famous for their pristine sands and crystal-clear waters, are a mere 600 metres away, inviting you to embrace the quintessential Mediterranean lifestyle with invigorating morning strolls or relaxing afternoon dips.

This remarkable property distinguishes itself with a private, street-level entrance, a feature that provides not only unparalleled accessibility but also an extraordinary degree of versatility. The independent access ensures seamless integration into the bustling urban landscape, offering both privacy and prominence. This unique attribute immediately broadens the scope of its potential uses, setting it apart as a truly adaptable asset in a market where flexibility is highly prized. The recent renovation has imbued the space with a contemporary aesthetic and premium finishes, ensuring a turnkey solution for its next owner, whether for immediate occupancy or a lucrative venture.

One of the most compelling aspects of this offering is the distinct possibility of changing its current use to residential, subject to the necessary administrative approvals. This incredible flexibility transforms the property into a truly outstanding investment opportunity, catering to a diverse range of aspirations. Whether your vision is to create a magnificent private residence in the heart of Marbella, establish a thriving commercial enterprise, or capitalise on the buoyant rental market, this property provides the foundational elements for success. Its strategic location, combined with this inherent adaptability, positions it as a highly sought-after asset with boundless potential.

Thanks to its meticulously renovated condition and its unparalleled strategic location in one of Marbella's most dynamic and desirable areas, this property is ideally suited for a multitude of high-value applications:

High-Return Investment: Capitalise on Marbella's enduring appeal and robust property market. The versatility of this space allows for multiple income streams, promising significant returns on investment, whether through capital appreciation or rental yields.

Prestigious Residential Use: Envision a luxurious urban dwelling, perfectly situated for an executive or a discerning individual seeking the ultimate convenience and access to Marbella's vibrant social scene. Experience the rare privilege of residential living in the absolute centre of Marbella, where everything you desire is just steps away.

Lucrative Holiday or Long-Term Rental: With its prime location, proximity to the beach, and comprehensive amenities, this property is exceptionally well-positioned to attract a steady stream of holidaymakers or long-term tenants, ensuring a consistent rental income (subject to local regulations).

Sophisticated Office, Studio, or Commercial Activity: The private street-level entrance and central location make it an ideal setting for a professional office, an artistic studio, a bespoke retail boutique, or any other commercial endeavour requiring visibility and ease of access. Its contemporary design provides a professional and inviting environment for clients and employees alike.

This is more than just a property; it's an opportunity to embrace an unmatched lifestyle. Living here means shedding the need for a car, as every essential and luxury amenity is within comfortable walking distance. From your morning coffee at a charming café to an evening stroll along the beach or a gourmet dinner, the true essence of Marbella living unfolds effortlessly around you.

Located in one of the most sought-after areas of Marbella town, where convenience meets luxury, this property embodies a unique blend of urban dynamism and coastal tranquility.

This represents a truly unique and singular opportunity in central Marbella – a chance to acquire a versatile, high-potential asset in a location that continues to define luxury on the Costa del Sol. For further detailed information or to arrange an exclusive private viewing of this extraordinary property, please do not hesitate to contact the expert team at Luxury Realty. We look forward to assisting you in discovering your next exceptional investment or dream residence.

Details

Reference	R5274631	Property Type	Commercial
Status	Sale	Price	319,500 €
Bedrooms	by request	Bathrooms	1
Build size	64 m²	Plot Size	–
Terrace	–	Parking places	by request

Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella