

MARBELLA

3,900,000 €

REFERENCE R5515930

For Sale: An Exquisite Boutique Hotel – A Timeless Investment in Marbella's Historic Heart

8	8	468 m²
BEDROOMS	BATHROOMS	BUILT













Description

Luxury Realty presents a truly unparalleled opportunity: an exclusive boutique hotel nestled in the vibrant heart of Marbella's Old Town. This exceptional property seamlessly blends rich history, authentic Andalusian charm, and a privileged location, offering significant potential for expansion and future growth. More than just a hotel, it's a testament to timeless elegance and a gateway to the quintessential Mediterranean lifestyle.

A Premier Location in Southern Spain

Discover this gem in the very core of Marbella's historic casco antiguo, a renowned jewel on Spain's sun-drenched Costa del Sol. Surrounded by a captivating labyrinth of picturesque cobbled streets, traditional architecture, award-winning restaurants, chic boutiques, and the enchanting Mediterranean atmosphere, this location offers an authentic Marbella experience. Guests can effortlessly explore the iconic Plaza de los Naranjos, the bustling town centre, the serene seafront promenade, and pristine beaches, all within a leisurely stroll. It's an idyllic setting for discerning visitors seeking charm and authenticity away from the conventional resort experience.

Architectural Heritage and Timeless Design

Originally constructed in 1930, this magnificent building masterfully preserves the soulful essence of traditional Andalusian architecture. Step inside to discover serene interior courtyards, adorned with lush greenery and traditional accents, creating intimate havens that encapsulate the authentic Mediterranean spirit. Distinctive architectural details, sun-drenched spaces, and a welcoming ambiance imbue the property with character and authenticity from the moment of arrival. The various lounges and communal areas exude elegance, featuring a harmonious blend of meticulously curated furnishings, classic architectural elements, and subtle contemporary touches. Every corner of this hotel possesses a unique personality, promising a guest experience far removed from the ordinary.

A Fully Operational, Charming Retreat

Currently thriving as a boutique hotel, this property offers 8 individually styled guest rooms, each a sanctuary of comfort and authentic charm. Designed with warm palettes, natural materials, and a thoughtful balance of simplicity and elegance, these rooms provide a tranquil escape. Many feature traditional balconies overlooking the enchanting streets of Marbella's Old Town, while others offer a more secluded and peaceful setting. Spanning a total built area of 468 m² on a 223 m² plot, this represents a rare acquisition of an entire, character-filled building in one of Marbella's most sought-after destinations.

Strategic Investment and Growth Potential

One of this property's most compelling attributes is its significant potential for expansion. Existing areas, currently serving other purposes, can be thoughtfully converted to substantially increase accommodation capacity. This offers a remarkable opportunity for a future owner or investor to optimize hotel operations, enhance revenue streams, and unlock further value. Extensive renovation and modernisation works have already been meticulously carried out over the years, including upgrades to electrical, plumbing, roofing, and internal layouts, ensuring the building meets modern hospitality standards while reverently preserving its historic integrity. The result is a captivating establishment that flawlessly marries traditional Andalusian allure with contemporary operational demands.

Key Investment Highlights:

This exceptional offering boasts several key investment highlights: an entire freehold building situated in Marbella's iconic Old Town; a historic pedigree, originally built in 1930 and meticulously renovated for modern luxury; a generous scale with 468 m² built area on a 223 m² plot; and operational success as a thriving boutique hotel with 8 charming guest rooms. Furthermore, it is

growth-ready, with proven potential to expand accommodation capacity, features unique assets like two enchanting interior courtyards and elegant communal spaces, and benefits from a strategic location in an internationally acclaimed, high-demand tourist destination. These elements combine to offer significant opportunities for optimization, repositioning, and enhanced profitability.

A Rare Opportunity in Marbella's Historic Centre

This is more than a hotel acquisition; it's an investment in a distinctive landmark with its own unique identity and soul, situated in one of the most emblematic and desirable locales on the Costa del Sol. Its combination of historic architecture, intimate charm, and a privileged, pedestrian-friendly location makes it an exceptionally rare offering in Marbella's competitive real estate market.

Comprehensive financial, operational, and legal documentation is available to qualified buyers. This is strictly subject to proof of funds and the execution of a Non-Disclosure Agreement (NDA). For further details or to arrange a private viewing of this extraordinary property, please contact Luxury Realty today.

Details

Reference	R5515930	Property Type	Commercial
Status	Sale	Price	3,900,000 €
Bedrooms	8	Bathrooms	8
Build size	468 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Air conditioning