

## Sales - Commercial - Marbella

# 2.100.000€

**Marbella**

**Commercial**

**IBI: 1,910 EUR / year**

**Rubbish: 18 EUR / year**



5



5



431 m2

Exciting Investment Opportunity in Marbella's Historic Heart! Step into the charm of old-world Marbella with this incredible investment opportunity located in the heart of the ancient town. With its Andalusian allure and vibrant atmosphere, this property promises a taste of coastal luxury on the Costa del Sol. Discover the richness of Marbella's history and culture as you explore its winding streets adorned with churches, museums, and quaint cafes. Right next to the iconic Church of Nuestra Señora De La Encarnación, this building stands as a testament to timeless elegance and prime location. Maximize your investment with this multi-floor property boasting 3 floors plus a basement and a sun-kissed rooftop terrace awaiting your creative touch. Imagine the possibilities of adding another floor to this gem! On the ground level, a spacious commercial space beckons, accompanied by an inviting apartment perfect for urban living. Ascend to the first and second floors, where charming apartments with two or three bedrooms await, offering both comfort and style. Indulge in panoramic views of Marbella, the sea, and the mountains from the rooftop terrace, making every moment a picturesque escape. Located just a 7-minute stroll from Marbella's pristine beaches and renowned marina, and a mere 40-minute drive from Malaga airport, convenience meets luxury at your doorstep. Seize this opportunity to own a piece of Marbella's rich heritage and embark on a journey of prosperity and elegance. Don't miss out - invest in your slice of paradise today!

### Setting

- ✓ Town
- ✓ Commercial Area
- ✓ Close To Shops

### Orientation

- ✓ East
- ✓ South East
- ✓ South

### Condition

- ✓ Good
- ✓ Fair
- ✓ Renovation Required
- ✓ Restoration Required

### Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

### Views

- ✓ Mountain
- ✓ Beach
- ✓ Urban
- ✓ Street

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Storage Room
- ✓ Utility Room
- ✓ Barbeque
- ✓ Restaurant On Site
- ✓ Near Church
- ✓ Basement

### Furniture

- ✓ Part Furnished

### Kitchen

- ✓ Partially Fitted

### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

### Category

- ✓ Investment
- ✓ Resale

























































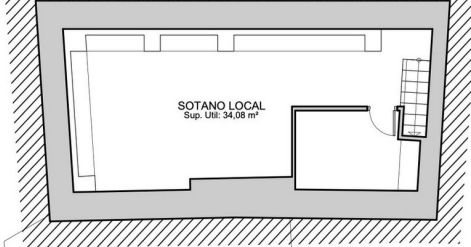




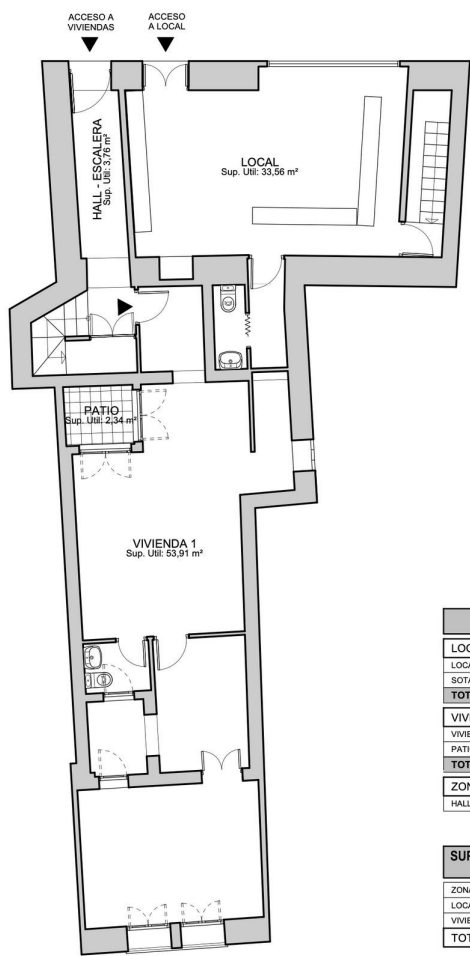






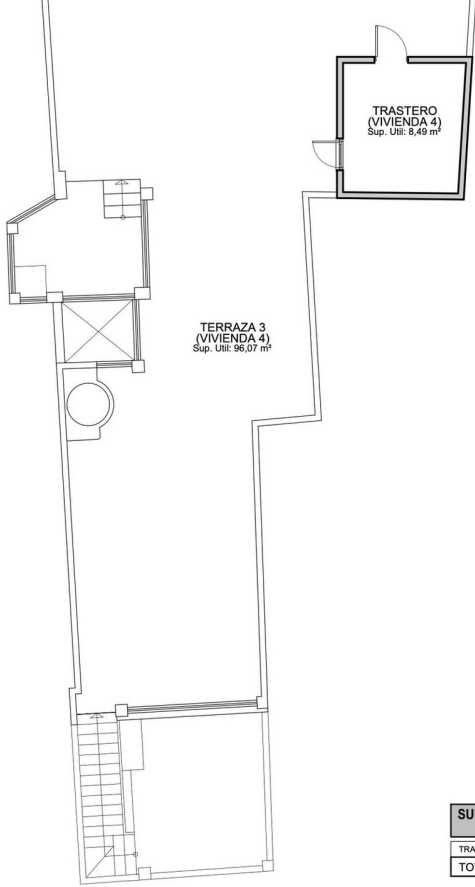


| SUPERFICIES CONSTRUIDAS (PLANTA SOTANO) |                            |
|---|----------------------------|
| TRÁSTERO 1                              | 12,93 m <sup>2</sup>       |
| SOTANO LOCAL                            | 34,08 m <sup>2</sup>       |
| <b>TOTAL:</b>                           | <b>47,01 m<sup>2</sup></b> |

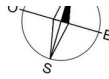
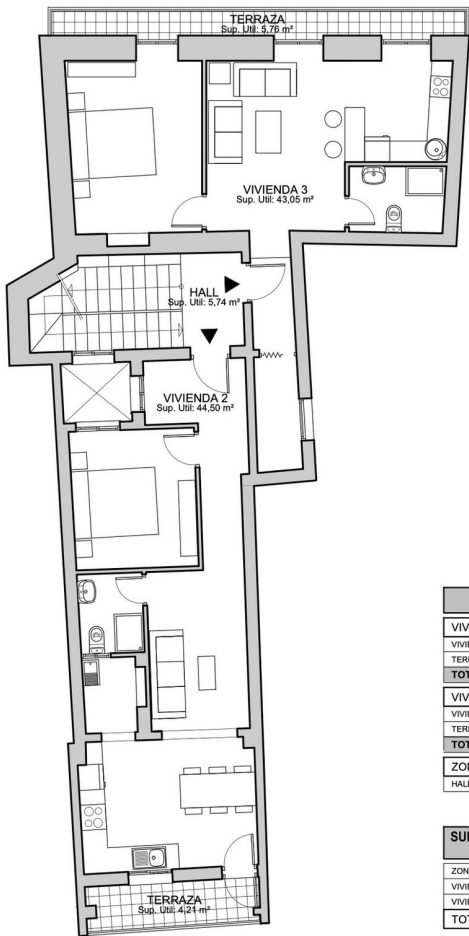


| SUPERFICIES ÚTILES   |                            |
|----------------------|----------------------------|
| <b>LOCAL</b>         |                            |
| LOCAL                | 33,56 m <sup>2</sup>       |
| SOTANO + ESCALERA    | 34,08 m <sup>2</sup>       |
| <b>TOTAL</b>         | <b>67,64 m<sup>2</sup></b> |
| <b>VIVIENDA 1</b>    |                            |
| VIVIENDA             | 53,91 m <sup>2</sup>       |
| PATIO                | 2,34 m <sup>2</sup>        |
| <b>TOTAL</b>         | <b>56,25 m<sup>2</sup></b> |
| <b>ZONAS COMUNES</b> |                            |
| HALL - ESCALERA      | 3,76 m <sup>2</sup>        |

| SUPERFICIES CONSTRUIDAS (PLANTA BAJA) |                             |
|---------------------------------------|-----------------------------|
| ZONAS COMUNES                         | 14,82 m <sup>2</sup>        |
| LOCAL                                 | 45,44 m <sup>2</sup>        |
| VIVIENDA 1                            | 65,31 m <sup>2</sup>        |
| <b>TOTAL:</b>                         | <b>125,57 m<sup>2</sup></b> |



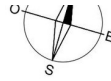
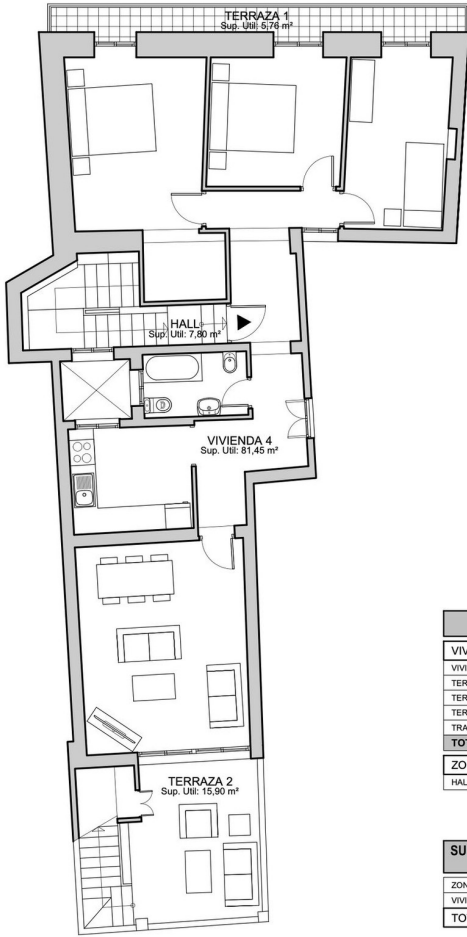
| SUPERFICIES CONSTRUIDAS<br>(PLANTA CUBIERTA) |                            |
|--|----------------------------|
| TRASTERO                                     | 10,21 m <sup>2</sup>       |
| <b>TOTAL:</b>                                | <b>10,21 m<sup>2</sup></b> |



| SUPERFICIES ÚTILES   |                            |
|----------------------|----------------------------|
| <b>VIVIENDA 2</b>    |                            |
| VIVIENDA             | 44,50 m <sup>2</sup>       |
| TERRAZA              | 4,21 m <sup>2</sup>        |
| <b>TOTAL</b>         | <b>46,50 m<sup>2</sup></b> |
| <b>VIVIENDA 3</b>    |                            |
| VIVIENDA             | 43,05 m <sup>2</sup>       |
| TERRAZA              | 5,78 m <sup>2</sup>        |
| <b>TOTAL</b>         | <b>46,50 m<sup>2</sup></b> |
| <b>ZONAS COMUNES</b> |                            |
| HALL - ESCALERA      | 5,74 m <sup>2</sup>        |

| SUPERFICIES CONSTRUIDAS<br>(PLANTA PRIMERA) |                             |
|---|-----------------------------|
| ZONAS COMUNES                               | 13,90 m <sup>2</sup>        |
| VIVIENDA 2                                  | 52,22 m <sup>2</sup>        |
| VIVIENDA 3                                  | 53,46 m <sup>2</sup>        |
| <b>TOTAL:</b>                               | <b>119,58 m<sup>2</sup></b> |





**SUPERFICIES ÚTILES**

| VIVIENDA 4           |                             |
|----------------------|-----------------------------|
| VIVIENDA             | 81,45 m <sup>2</sup>        |
| TERRAZA 1            | 5,76 m <sup>2</sup>         |
| TERRAZA 2 + ESCALERA | 15,90 m <sup>2</sup>        |
| TERRAZA 3            | 96,07 m <sup>2</sup>        |
| TRASTERO             | 8,49 m <sup>2</sup>         |
| <b>TOTAL</b>         | <b>207,67 m<sup>2</sup></b> |
| ZONAS COMUNES        |                             |
| HALL - ESCALERA      | 7,80 m <sup>2</sup>         |

**SUPERFICIES CONSTRUIDAS  
(PLANTA SEGUNDA)**

|               |                             |
|---------------|-----------------------------|
| ZONAS COMUNES | 9,72 m <sup>2</sup>         |
| VIVIENDA 4    | 98,75 m <sup>2</sup>        |
| <b>TOTAL:</b> | <b>108,47 m<sup>2</sup></b> |