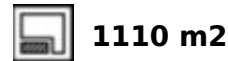
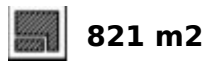


**Ref.-ID: MIBGR4438777**

**Marbella**

**Дом**

**ИБИ: 3,429 EUR / год**



INDEPENDENT VILLA IN THE CENTRE OF MARBELLA, EXCELLENT HIGH RETURN INVESTMENT OPPORTUNITY. The property is located in the centre of Marbella, on Av Jose María Gironella, Huerta Belón. It is an independent building of 821 sqm on a plot of 1,110 sqm. Built on 1975, the property principal use at present is commercial, in fact it has been the offices of an important multinational security company for the last 30 years. Most important is that both residential and "dotacional" (for sport, health, religious, social activities) uses are compatible, allowed there. The property needs a deep refurbishment and adaptation to the new use, we estimate a capital expenditure close to 1 million. In our opinion it would be a high ROI investment if it was transformed into a student residence or temporary-mid term rentals, there is a very high local demand and prices have rocketed. There are more options in any case, the plot can be divided in two, and two villas could be built there.

**Расположение**

- ✓ Город
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Близко к школам

**Особенности**

- ✓ Подвал

**Категория**

- ✓ Инвестиции

**ОРИЕНТАЦИЯ**

- ✓ Юг

**Сад**

- ✓ Приватный

**Состояние**

- ✓ Нужен ремонт

**меры безопасности**

- ✓ Сигнализация

**ВИД**

- ✓ Сад
- ✓ Улица

**Парковка**

- ✓ Более чем один
- ✓ Приватная







































































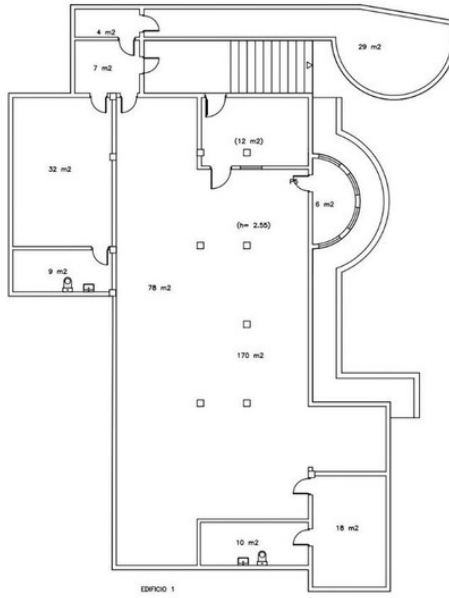












SUPERFICIE TOTAL CONSTRUIDA	821 m²
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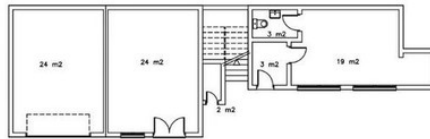
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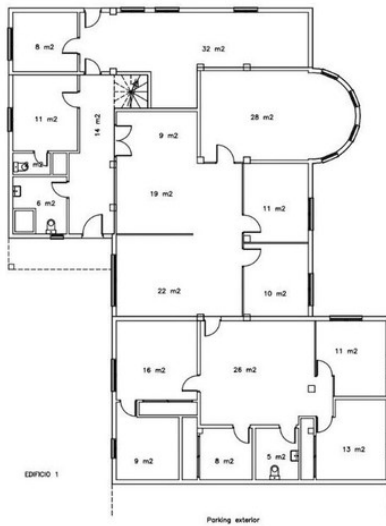
MÁLAGA  
C/ JOSÉ MARÍA GIRONELLA, Nº 2  
JIARRELLA

PLANTA SÓTANO

ESCALA 1:150	CLASE 4. CASH
DIN A3	Página 1 de 3



EDIFICIO 2



SUPERFICIE TOTAL CONSTRUIDA	821 m²
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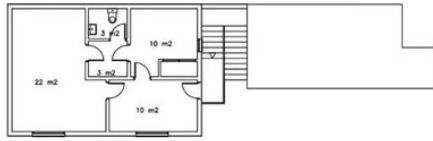
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MÁLAGA  
C/ JOSÉ MARÍA GIRONELLA, Nº 2  
JIARRELLA

PLANTA BAJA

ESCALA 1:150	CLASE 4. CASH
DIN A3	Página 2 de 3



EDIFICIO 2-PROSEGUR ACTIVA (2007)



EDIFICIO 1-MOLANEA (2007)

SUPERFICIE TOTAL CONSTRUIDA	821 m <sup>2</sup>
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BLD\_0052



MÁLAGA  
C/ JOSE MARIA GIRONELLA, Nº 2  
MARBELLA

PLANTA 1

ESCALA 1:150

CLASE 4, CASH

DIN A3

05/07/2022

Página 3 de 3