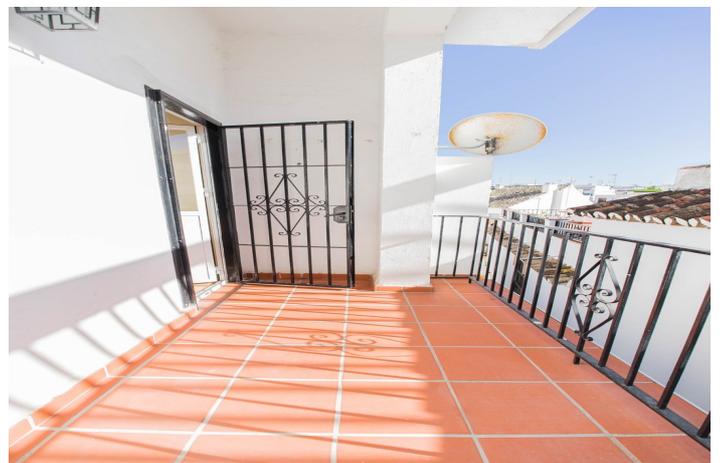




## Townhouse for sale in Marbella, Marbella Central

2,130,000 €

Reference: R5238853 Bedrooms: 6 Bathrooms: 4 Build Size: 431m<sup>2</sup> Terrace: 96m<sup>2</sup>





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## Costa del Sol, Marbella

### Unique Opportunity in the Heart of Marbella's Old Town

Located in one of the most charming and iconic areas of Marbella, this distinctive family house offers exceptional potential—ideal both as an investment and for creating an exclusive boutique-style residence. Set right in the historic center, with access from two beautiful pedestrian streets, this property combines the authenticity of the old town with endless development possibilities.

The building is divided into four independent apartments, perfect for holiday rentals or long-term living, and also features a commercial space at street level, ideal for a café, shop, or gallery.

At the top, an impressive 90 m<sup>2</sup> terrace provides an open and sunlit area with views over the traditional rooftops of the old town—an ideal spot for a spectacular rooftop, chill-out area, or even an urban garden.

The house requires renovation, offering the chance to redesign every detail to your taste, preserving the original charm while adapting it to a modern and functional style.

A property with a prime location, endless possibilities, and outstanding potential for value appreciation.

A true gem in the heart of Marbella.



## Features:

### Features

Private Terrace

### Orientation

North

South

### Views

Panoramic

Urban

Street

### Setting

Commercial Area

Close To Sea

Close To Schools

Town

### Energy Rating

E

### Condition

Renovation Required

### Category

Investment

Distressed

### CO2 Emission Rating

E