



## Middle Floor Apartment for sale in Marbella, Marbella Central

**390.000 €**Referenz: R5247844    Schlafzimmer: 2    Badezimmer: 2    Garten: 100m<sup>2</sup>    Terrasse: 10m<sup>2</sup>



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## Costa del Sol, Marbella

Bright 2-Bedroom Apartment in Central Marbella Fantastic 100 m<sup>2</sup> south-facing apartment in a prestigious building on Avenida Ricardo Soriano. Very bright, spacious, and offering excellent potential. Key Features • 2 exterior bedrooms with balconies • 1 full bathroom • Large living room with access to an 8 m<sup>2</sup> terrace • Porcelain flooring, Climalit double-glazed windows • Wooden interior carpentry • Open south-facing views • Currently registered as an office, with proven precedent of units already converted to residential in the building Location Highlights Located in the heart of Marbella, surrounded by: Shops • Restaurants • Banks • Schools • Public Transport Use Options Ideal as: • A bright central home • A professional office or studio • An investment property with high rental demand • A second residence on the Costa del Sol Change of Use: Office to Residential The property is currently legally designated as an office. Several units in this same building have already completed the change of use, confirming feasibility. Process: • The property can be purchased as it is (office use). • After completion, the new owner can immediately submit a change-of-use application to the Ayuntamiento. • A technical project (architect) is required to support the request. • Once approved, renovation works can begin. Estimated Costs for Conversion and Renovation 1. Administrative + Technical Costs • Architect project for change of use: approx. 1,200–1,500 € • Change-of-use application + municipal fees: approx. 600–800 € • Building licence / permits for renovation: approx. 400–700 € Total estimated administrative + licence costs: approx. 2,200–3,000 € 2. Construction Costs (conversion to residential) Two renovation options depending on final layout: Option A – Full renovation (2 bathrooms + kitchen) • Construction and installation: approx. 30,000 € • Total incl. permits and paperwork: approx. 33,000 € Option B – Basic renovation (1 bathroom + kitchen) • Approx. 18,000 € (construction only) • Additional licences and paperwork: approx. 2,000–3,000 € • Estimated total: approx. 20,000–21,000 € Note: Final costs depend on chosen materials, layout modifications, and technical requirements. Optional Add-Ons If adding one parking space and one storage room, the total price becomes 420,000 €.



## Eigenschaften:

### Merkmale

Aufzug

Private Terrasse

Marmorböden

### Ansichten

Urban

Straße

### Möbel

Nicht eingerichtet

### Orientierung

Südwesten

### Einstellung

In der Nähe des Hafens

In der Nähe des Meeres

In der Nähe von Geschäften

In der Nähe von Schulen

Stadt

In der Nähe von Marina

### Sicherheit

Gated Complex

Sicher

### Klimakontrolle

Klimaanlage

### Zustand

Renovierung erforderlich

### Kategorie

Reduziert

Investition