



Middle Floor Apartment for sale in Marbella, Marbella Central

390.000 €Referenz: R5247844 Schlafzimmer: 2 Badezimmer: 2 Garten: 100m² Terrasse: 10m²



Costa del Sol, Marbella

Bright 2-Bedroom Apartment in Central Marbella Fantastic 100 m² 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 m² 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	Orientierung	Klimakontrolle
Aufzug	Südwesten	Klimaanlage
Private Terrasse		
Marmorböden		
Ansichten	Einstellung	Zustand
Urban	In der Nähe des Hafens	Renovierung erforderlich
Straße	In der Nähe des Meeres	
	In der Nähe von Geschäften	
	In der Nähe von Schulen	
	Stadt	
	In der Nähe von Marina	
Möbel	Sicherheit	Kategorie
Nicht eingerichtet	Gated Complex	Reduziert
	Sicher	Investition