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House ■ Marbella

■■■■■■■■■■: R5346388

■■■■■■■■: 6 ■■■■■■■: 4 M²: 220 ■■■■: 750 000 €

■■■■■■■: ■■■■■■■■ ■■■: House ■■■■■■: ■■ ■■■■■■■■

■■■■■■■■■:OLD TOWN HOUSE WITH POTENTIAL FOR VARIOUS USES Located in the heart of Marbella's Old Town, just steps from the youth hostel on Avenida El Trapiche and very close to Parque de la Represa, this property represents a magnificent investment opportunity in one of Marbella's most charming and promising areas. This house, with approximately 220 m² of built area (not including its spacious terraces), requires complete renovation, allowing it to be fully adapted to any desired project. Thanks to its layout and strategic location, it offers multiple possibilities: from converting it into an exclusive permanent residence in the heart of the historic center, to using it for a hotel, boutique hotel, or converting it into tourist apartments. Layout Ground floor (street level): It features a beautiful, finished apartment ready for occupancy, as well as another space of similar dimensions with the potential to develop a second independent unit. From this floor, the first floor is accessible by elevator, a rare feature in the old town, as well as by a staircase with direct access from the street. First floor: It features a kitchen with access to a pleasant two-level terrace offering open views of the surroundings of the youth hostel, a bright living room with balconies, two bedrooms, and a full bathroom. Stairs from the living room lead to the upper floor. Second floor: Here are three additional bedrooms, a bathroom, and access to a charming terrace with panoramic views of the street and the mountains. From this terrace, another flight of stairs leads to an upper terrace with even more expansive views, where you can even see the sea and the surrounding area of ■■Parque de la Represa, offering an exceptional space to create a chill-out zone or solarium. In short, a property with character, spaciousness, and enormous potential for appreciation, ideal for both investors and those looking to design a unique home in one of Marbella's most authentic and sought-after areas.

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