

## Haus zum Verkauf in Marbella, Costa del Sol

4 Schlafzimmer | 2 Badezimmer | 119 m<sup>2</sup> Wohnfläche | 29 m<sup>2</sup> Terrasse |



### Beschreibung der Immobilie

House with Huge Potential in Marbella Old Town

#### Prime Location

Located in the heart of Marbella's Old Town, just a short walk from the iconic Plaza de los Naranjos, surrounded by charming cobbled streets, traditional restaurants, tapas bars and boutique shops. Only 5-8 minutes' walk to the beach and the seafront promenade.

The Old Town is Marbella's cultural and touristic core, offering a unique Andalusian character and year-round demand.

#### Main Features

Three floors plus rooftop terrace with views, ideal for creating charming outdoor spaces.

Approx. 129 m<sup>2</sup> built area, currently distributed into living room, kitchen, bedrooms and bathrooms.

Possibility to build a fourth floor / penthouse from the rooftop, offering strong potential for expansion and value increase.

Property full of traditional Andalusian character, whitewashed façade and authentic architectural elements, with potential for an interior patio.

Living & Investment Potential

Primary residence: pe