

## Townhouse for sale in Marbella, Costa del Sol

4 Bedrooms | 2 Bathrooms | 119 m<sup>2</sup> Interior | 29 m<sup>2</sup> Terraces |



### Property Description

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: perfect for living in Marbella's historic centre with everything within walking distance.

Tourist investment: excellent option for holiday rentals, Airbnb or tourist apartments (highly demanded area).

Home + business: potential to use the ground floor as a commercial space, boutique or professional studio, with residential or rental use above.

Renovation & value growth: a smart renovation can significantly increase the property's market value.

#### Location Highlights

Pedestrian and touristic area with high foot traffic year-round.

Close to historic squares, churches, museums and all amenities.

Very close to the beach, chiringuitos and Marbella promenade.

#### Final Thoughts

A charming property with three floors and rooftop terrace, located in the very heart of Marbella Old Town—one of the most sought-after areas on the Costa del Sol. Ideal as a stylish home or a high-yield investment.

A true opportunity for investors and visionary buyers.