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# Terraced Townhouse in Marbella

Reference: R171886




Bedrooms: 6

Bathrooms: 4

M² Build size: 565

Price: 2,100,000 €

Status: Sale

Property Type: Terraced Townhouse

Parking places: by request

M² Plot Size:













Overview:

Luxury Realty proudly presents an extraordinary opportunity to acquire a truly emblematic property in the very heart of Marbella's enchanting Old Town, a jewel of Southern Spain. This distinguished offering invites you to own a piece of Marbella's rich history and vibrant present, combining a lucrative, established business with a luxurious private residence. Spanning an impressive total constructed area of 565 square meters, this unique property offers an unmatched blend of commercial potential and sophisticated urban living.

The location itself speaks volumes of exclusivity and charm. Marbella's historic center is renowned for its picturesque cobblestone streets, fragrant orange tree-lined squares, and a captivating blend of traditional Andalusian architecture with chic boutiques and gourmet dining experiences. Just a short stroll from the glistening Mediterranean Sea, iconic Puerto Banús, and cultural attractions, this prime position ensures both a constant flow of discerning clientele for the commercial venture and an idyllic, convenient lifestyle for the private owner.

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## A Culinary Legacy: The Ground-Floor Restaurant

At the core of this magnificent property lies a celebrated restaurant, an institution proudly serving the public since 1978. Occupying a generous interior space of 130 square meters, this established eatery offers a unique, turnkey business opportunity. Its long-standing presence has cemented its reputation, attracting loyal locals and international visitors alike. The interior dining area comfortably accommodates approximately 40 diners, providing an intimate and inviting atmosphere perfected over decades.

Beyond its welcoming interior, the restaurant extends its allure outdoors with the advantageous use of two distinct terraces. A spacious south-facing terrace, capable of seating another 40 patrons, offers a quintessential al fresco dining experience, basking in the glorious Andalusian sunshine. Complementing this, a north-facing terrace provides seating for 16 guests, offering a cooler, more secluded option. These versatile dining zones maximize capacity and appeal, ensuring a robust income stream throughout the year.

The operational heart of the restaurant, its kitchen, is a testament to modern efficiency. Fully equipped with professional-grade appliances and recently renovated to the highest standards, it is prepared to support a bustling culinary operation from day one. Furthermore, the entire electrical installation has also undergone a recent upgrade, guaranteeing seamless and safe functionality. This meticulous attention to detail means a new proprietor can step in and continue the legacy without immediate capital expenditure, focusing instead on culinary excellence and guest satisfaction.

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## The Quintessential Urban Residence: Private Living Above

Ascending above the vibrant energy of the restaurant, the three upper floors unveil a private sanctuary – a substantial and elegant residence offering unparalleled comfort and privacy. This thoughtful separation ensures a tranquil living experience, insulated from the daily rhythm of the business below, yet maintaining the convenience of immediate access. The residence features four generously proportioned bedrooms, offering ample space for family living or accommodating guests with ease. Complementing these are two well-appointed bathrooms, designed for both functionality and aesthetic appeal.

The main living area seamlessly integrates a large, contemporary kitchen with the spacious living room, creating an open-plan environment ideal for both everyday family life and sophisticated entertaining. Natural light floods these spaces, enhancing the sense of warmth and spaciousness. This layout encourages social interaction, making the kitchen truly the heart of the home, while the living area provides a comfortable retreat.

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## Panoramic Vistas and Unrivaled Convenience

The crowning glory of this exceptional property is undoubtedly the magnificent attic terrace. Spanning approximately 30 square meters, this private outdoor haven offers breathtaking, privileged views that stretch across the charming rooftops of Marbella's Old Town, out to the shimmering expanse of the Mediterranean Sea, and back towards the majestic Sierra Blanca mountains. Imagine savoring your morning coffee as the sun rises over the historic cityscape, or hosting unforgettable evening soirées as twilight paints the sky, with the glittering lights of Marbella below. This terrace is a true urban oasis, providing a serene escape and a spectacular backdrop for every moment.

Adding another layer of unparalleled luxury and convenience, an interior elevator elegantly connects all floors of the property, from the bustling restaurant level right up to the private attic terrace. This thoughtful amenity ensures effortless accessibility for residents and staff alike, enhancing the property's premium appeal and future-proofing its functionality. No detail has been overlooked in ensuring maximum comfort and ease of movement throughout this expansive and versatile building.

This remarkable property represents a rare and coveted investment opportunity in one of Spain's most sought-after destinations. It offers the discerning buyer not only a significant income-generating asset but also a prestigious home in a location steeped in history and vibrant culture. Whether envisioned as a continuation of its celebrated legacy or reimagined for a new chapter, this emblematic building in Marbella's historic core promises an extraordinary lifestyle and a sound financial future.

Luxury Realty invites you to explore this exceptional offering. Contact us today to arrange a private viewing and discover the endless possibilities that await at this prime Marbella address.

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Features:

None, Air conditioning, Sea views, Mountain views, Lift, None, Investment, Resale