

Apartment in Marbella

Reference: R5391565

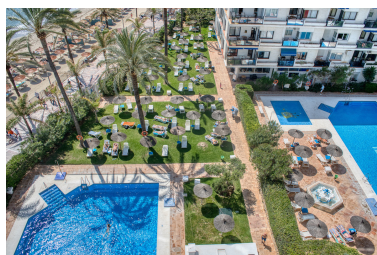
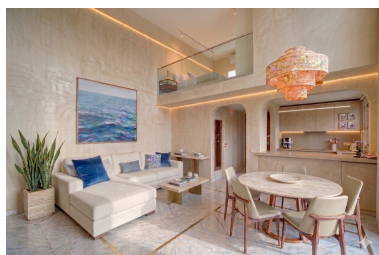
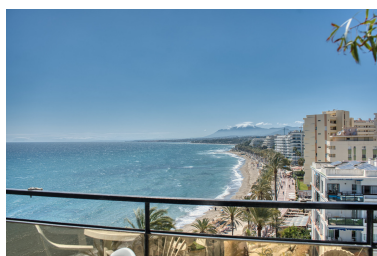


Bedrooms: 2  
Status: Sale

Bathrooms: 1  
Property Type: Apartment

M<sup>2</sup> Build size: 69  
Parking places: by request

Price: 625,000 €  
M<sup>2</sup> Plot Size:



**Overview: Exclusive Opportunity: Frontline Duplex with Double-Height Ceilings and Panoramic Views – Skol Building, Marbella Center** For those who know Marbella, the Skol Building is the undisputed heart of the Promenade (Paseo Marítimo). This duplex is not just an apartment; it is a rare architectural gem that seldom hits the market with this specific orientation and expansion potential. **A Unique Architectural Design** The defining feature of this property is the stunning double-height ceiling in the living area. This exclusive architectural detail is a rarity in frontline Marbella, creating a sense of volume and grandeur. Combined with floor-to-ceiling windows, the space is flooded with natural light and elegance. From the main floor and its 7 m<sup>2</sup> terrace, the Mediterranean coastline unfolds before you: direct views of the gardens, the pools, and the silhouettes of Gibraltar and Africa on the horizon. Situated on a high floor, both total privacy and breathtaking views are guaranteed. **Layout and Expansion Potential** The property offers remarkable versatility, allowing an owner or investor to optimize the space: **Main Floor:** A bright living area with an open-plan kitchen, designed to enjoy the sea breeze under the soaring double-height ceiling. **Upper Floor:** Currently configured as a diaphanous mezzanine bedroom with an en-suite bathroom. **Optimization Project:** Due to the building's structure, there is a clear technical possibility to extend the upper floor flooring to close the double-height void. This straightforward conversion would add a complete second bedroom, ensuring that both rooms retain panoramic sea views. This is the ideal strategy to instantly increase the property's market value and rental yield. **Lifestyle and Amenities** Living at the Skol means having direct access to the beach and the Promenade from the communal gardens. The complex offers: 24-hour reception and top-tier security. Two large swimming pools and extensive landscaped gardens. Private poolside bar (chiringuito) within the urbanization. **Prime Location:** Surrounded by the city's finest restaurants and luxury boutiques, and just 100 meters from the Marina (Puerto Deportivo). A car is entirely optional, though underground parking is available directly across the street. **A Secure and Profitable Investment** **High Yield:** Estimated gross return between 8% and 11% annually, driven by the building's exceptionally high holiday rental demand (80% average occupancy). **Lower Operating Costs:** The community fee of €180/month includes water and the first 685 kW of electricity, significantly boosting net profit margins. **Safe Haven Asset:** Frontline property in Marbella Center is a resilient asset with historical capital appreciation between 5% and 7% per year. The Skol Building is a proven income generator and a hallmark of the Marbella lifestyle. We invite you to view this property in person to truly appreciate the light and the exclusive sense of space provided by its double-height design. Contact us today to arrange a private viewing.

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#### Features:

Beachfront, None, Pool, Sea views, Mountain views, Private garden, Lift, None, 24H Security