

Commercial in Marbella

Reference: R5440207



Bedrooms: 4

Bathrooms: 4

M² Build size: 385

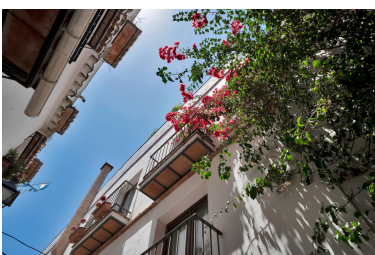
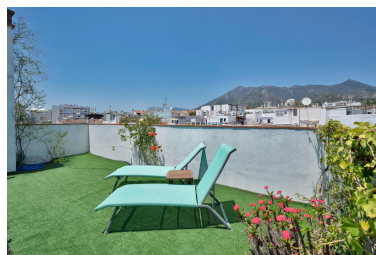
Price: 3,500,000 €

Status: Sale

Property Type: Commercial

Parking places: by request

M² Plot Size:



Overview: CASA BALATA A Timeless Legacy: An exclusive property with exceptional investment potential in Marbella's historic Old Town. Nestled in a quiet cul-de-sac within one of the most desirable areas of Marbella's Historic Old Town, this property offers a truly unique setting. Here, the tranquil silence perfectly blends with authentic Andalusian charm—characterized by picturesque streets of whitewashed houses, steps away from vibrant local cafes and restaurants. On the rooftop, the property transforms into a small, private oasis. Featuring a lounge area and a plunge pool, the terrace is perfectly designed to enjoy Andalusia's exceptional climate and warm, balmy nights all year round. It also boasts rare, breathtaking views stretching across the mountains, the town, and the historic castle "La Alcazaba" (declared a Heritage Site of Cultural Interest in 1949). This versatile property represents an ideal investment opportunity. It is perfectly suited for a boutique hotel, a charming aparthotel, or to serve as a luxurious primary or secondary residence for a large family seeking an unparalleled quality of life. Held by the same prominent local family for generations, the building underwent a meticulous, top-tier reconstruction in 2016. By artfully preserving original structural elements, the property retains its invaluable cultural certification and soul, while offering the pinnacle of 21st-century luxury. This is more than just a property; it is a piece of Marbella's living history, tastefully blended with the modern construction technique and sophistication just by Marbella Castle.

The Property at a Glance

Location: Prime center of Marbella's Old Town—surrounded by vibrant bougainvillea, boutique shopping, and gourmet dining.

Composition: Four independent luxury studios/suites plus a premium commercial space on the ground floor (formerly a successful restaurant). Two studios of 30 m² and two of 60 m². All have small balconies, Spanish-style balconies, totaling 12. 100m² roof-top terraces with views of the mountains, the city, and the castle. It also has a plunge pool. The entrance level, entrance hall/reception area, and utility room comprise 30 m². There is the possibility of creating three more studios by also utilizing the commercial space.

Year of Reconstruction: 2016. Built to the absolute highest European construction standards.

Technology & Security: Fully integrated, advanced home automation (Smart home system) and state-of-the-art security systems throughout.

A Historic Connection and a nod to Marbella's Golden Age: Features some exclusive, curated pieces of furniture sourced directly from the legendary Marbella Club, owing to the family's deeply rooted involvement with the iconic resort since its grand inauguration. These elements inject an unmatched sense of quiet luxury, Old-World glamour, and authentic local history into the spaces.

A Perfect Fusion of Heritage and Innovation: Every inch of this property whispers sophistication. The 2016 rebuild spared no expense, implementing advanced climate control, acoustic insulation, and high-end finishes while honoring the building's Andalusian heritage.

The Residences: Four beautifully appointed Suites/ studioapartments offer bright, airy living spaces, contemporary kitchens, and elegant bedrooms. Flooded with natural light, they provide a peaceful sanctuary from the bustling town below.

The Commercial Space: The ground level features a thriving restaurant space, boasting high foot traffic and an enchanting entrance that captures the romance of Old Town Marbella.

Endless Possibilities & Investment Potential: This versatile estate offers a rare flexibility, adapts to your vision, and presents multiple lucrative pathways:

- The Ultimate Boutique Hotel:** Transform the building into a bespoke luxury boutique hotel. The ground-floor premises serve as the perfect reception and signature restaurant, while the upper levels host guests seeking an authentic, upscale Marbella experience.
- High-Yield Rental Portfolio:** Capitalize on Marbella's booming luxury tourism market by renting out the four premium apartments individually alongside a steady commercial lease from the restaurant.
- A Generational Family Estate:** Return the property to its roots as a grand family compound, catering to multiple generations under one roof while retaining an enviable private retreat in the center of the Costa del Sol.

Value-Add Expansion Opportunity: The commercial premises offer the structural flexibility to be converted into three additional small studio apartments, maximizing your residential inventory and rental yield.

Experience the Soul of Marbella: Opportunities to own a historic property built to flawless modern standards in Marbella's Old Town are exceptionally rare. Whether you are looking to secure a prestigious family legacy or launch a flagship hospitality venture, this property stands as a monument to the very best Marbella has to offer. Contact us today to arrange a private viewing and experience this unique Marbella gem firsthand!

Estimated costs to be borne by the buyer:

The sale is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), with a maximum standard rate of 7 per cent. The taxable base will be the higher of the price stated in the deed and the cadastral reference value (Article 10 of the TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Notary and Land Registry fees are governed by the official fee scales (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). Estimated cost: between €2,800 and €3,300 for notary fees and between €1,200 and €1,800 for Land Registry fees. Administrative agency fees (if engaged on a voluntary basis) are not regulated and are estimated at between €300 and €500. The municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the TRLRHL). The final amount will depend on the specific circumstances of the transaction and the buyer. Brokerage fees are borne by the seller. Estimated total cost for the buyer: €3,850,000. ACH

Features:

Air conditioning, None