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LUXURY REALTY
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## Коммерческое в Marbella

Референция: R5440207

Спальни: 4

Ванные: 4

M² Размер: 385

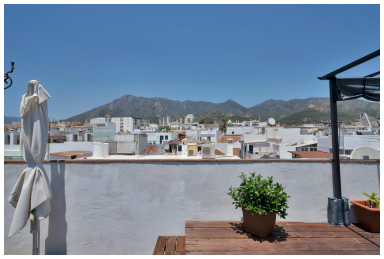
Цена: 3 500 000 €

Статус: Продажа

Тип недвижимости: Коммерческое

Места: по запросу

M² Участок:



Описание:CASA BALATA A Timeless Legacy: An iconic building in the heart of Marbella's Old Town with exceptonal investment potential. Nestled in a quiet cul-de-sac within one of the most desirable and sought-after 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 a vibrant array of local cafes and restaurants. 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. The residence stands out for its brightness and layout, featuring four spacious independent studios/ suites, thoughtfully designed to ensure maximum comfort and a relaxed lifestyle. On the rooftop, we find the crowning jewel - the property transforms into a small, private oasis. Featuring a lounge area and a plunge pool, the terrace is perfectly designed to enjoy Andalucia'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. This house is much 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. Property summary: 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 wih restaurant license. Two studios of 30 m2 and two of 60 m2. All feature charming Spanish-style balconies (12 balconies in total) 100 m2 roof-top terrace with mountain, city, and castle views, prepared for a small plunge pool. Entrance level, entrance hall/reception, and technical room total 30 m2 Potential to create 3 additional studios by repurposing the commercial unit 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 the building. A Historical Connection and a Nod to Marbella\'s Golden Age The residence features exclusive, hand-picked furniture pieces directly from the legendary Marbella Club, owing to the family's deep-rooted connection with this iconic resort since its grand opening. These elements infuse the spaces with an unmatched sense of quiet luxury, Old World glamour, and authentic local history. A Seamless 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 a charming entrance that captures all the romance of Marbella´s Old Town . Endless Possibilities & Investment Potential This versatile estate offers a rare flexibility, adapting to your (business) vision, and presents multiple lucrative pathways: The Ultimate Boutique Hotel: Transform the building into a bespoke luxury boutique hotel. The ground floor unit serves as the perfect reception and signature restaurant, while the upper levels accommodate guests seeking an authentic, exclusive Marbella experience. High-Yield Rental Portfolio: Capitalize on Marbella\'s booming luxury tourism market by renting the four premium apartments individually, alongside a stable commercial lease for the restaurant. A Generational Family Estate: Return the property to its roots as a grand family residence, accommodating 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 space offers the structural flexibility needed 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 certified historic property, rebuilt to impeccable modern standards in Marbella's Old Town, are exceptionally rare. Whether you are looking to secure a prestigious family legacy or launch a landmark hospitality project, 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 in person! 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

Особенности:

Кондиционирование, None