



Commercial in Marbella

Bedrooms	4	Bathrooms	4	Built	385m2	Terrace	0m2
R5440207		Commercial		Marbella		3.500.000€	

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: 4 independent luxury suites/studios + a prime ground-floor commercial space (recently operating as a successful restaurant). 100 m2 Roof top terrace lounge with views of the mountain and the city, and a plunge pool.(There is an option to create 3 more studios in the building) 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: 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. 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. A Nod to Marbella's Golden Age: The interiors are beautifully accented with select furniture pieces from the world-renowned Marbella Club. These elements inject an unmatched sense of quiet luxury, Old-World glamour, and authentic local history into the spaces. 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. ?ACH

Jacuzzi
Wood Flooring

Jacuzzi

Solarium