

Marbella

Duplex/Townhouse / Casa adosada

€3,999,000

Ref: X21337



34



28



918 m²



✓



Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€3,999,000 (£3,406,348)
Transfer tax 7%	€279,930 (£238,444)
Notary fees (approx)	€750 (£639)
Land registry fees (approx) ...	€750 (£639)
Legal fees (approx)	€1,500 (£1,278)

Standard form of payment

Reservation deposit	€3,000 (£2,555)
Remainder of deposit to 10%	€396,900 (£338,079)
Final Payment of 90% on completion	€3,599,100 (£3,065,713)

* Prices quoted in Pounds are illustrative and should only be used as a guide.

* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

* Price valid until sold

* Conveyancing not included

* The DIA is available at our office according to the Decree 218/2005

Description

Building for sale in Marbella's Old Town – A unique investment opportunity!

- Privileged location:

Located in the heart of Marbella's Old Town, this building combines the charm of one of the most emblematic areas of the city with the convenience of being just a few steps from the sea and surrounded by all kinds of services. Marbella is internationally recognized as one of the most exclusive tourist destinations, attracting high-end visitors throughout the year.

- A consolidated business:

This property has been successfully operated for years as a hostel, with an excellent reputation reflected in its 8.7 rating on Booking. In addition, it has multiple profitability options, making it an ideal investment for those looking to operate in the tourism sector in one of the most sought-after cities in Spain.

Located in the historic centre of Marbella, Hostel La Pilarica offers a unique experience just 300 metres from the beach, surrounded by bars and restaurants that reflect the city's vibrant and welcoming lifestyle.

- Hostel Amenities:

24-hour reception for your comfort and assistance at any time.

Cozy rooms with air conditioning, simple décor, TV and private bathroom.

Free WiFi in public areas to keep you connected during your stay.

- In the reception area you will find drinks vending machines, ideal for refreshing yourself after a day exploring Marbella.

- Privileged location:

Just a 5-minute walk from the famous Plaza de los Naranjos, an icon of the city.

10-minute walk from the Marbella Bullring.

- Couple rating:

This accommodation is especially popular with couples, who highlight its location with an excellent score of 9.6 for couples.

- Building features:

- Total surface area: 918 m² + 100 m² of solarium terrace with privileged views.

- Distribution: Ground floor, first floor, second floor and terrace.

- Hostel: 24 fully equipped and operational rooms.

- Apartments: 3 independent apartments in the building, each with kitchen, living room, 2 bedrooms and terrace, ideal for holiday rental (capacity 4-6 people).

- Private housing: A 4-bedroom house with 2 bathrooms, living room, kitchen and a large patio of more than 50 m², ideal for personal use or long-term rental.

- Sustainability and comfort:

The building is equipped with solar panels, which guarantees low energy consumption and greater efficiency.

- Sale price: €3,999,000

- Why invest in Marbella:

Marbella is one of the most popular tourist cities in Europe, famous for its privileged climate, beaches, culture and gastronomy.

High demand for accommodation throughout the year thanks to its appeal as a holiday and business destination.

Potential for sustained growth in the hospitality and tourism sector.

- Don't miss this opportunity:

Acquiring this building is not only an investment in a consolidated business, but also in a unique lifestyle in a city that continues to grow as an international tourist reference. Contact us for more information or to arrange...