

# INTERMOBILIARIA



## Comercial en Marbella – habitaciones – baños

Hab.	<b>20</b>	Bathrooms	<b>22</b>	Const.	<b>1296m2</b>	Terraza	<b>350m2</b>
<b>R4749802</b>	<b>property</b>		<b>Marbella</b>		<b>5.900.000€</b>		

This 3 star boutique hotel property is located in Marbella, Spain. Its proximity to the centre of Marbella makes it an attractive investment for the hotel sector. The property is well established and offers an ideal combination of comfort and accessibility. Features and Amenities. - Rooms:\* Modern and well-equipped with air-conditioning, flat screen TV with satellite channels, safe and private bathrooms. - Facilities:\* The property has an indoor swimming pool, terrace, bar/lounge, car park and restaurant. - \*Accessibility:\* Adapted for people with reduced mobility, with accessible rooms and bathrooms. - General Services:\* 24 hour reception, assistance for excursions and ticket service, ensuring constant and personalised attention. Investment Potential The hotel property has a solid reputation, with a rating of 7.9 based on 421 reviews. This property represents an exceptional opportunity for investors interested in the Costa del Sol tourism market. - Location:\* Close to points of interest such as the Bonsai Museum and the Plaza de los Naranjos. - Proximity to the Airport:\* Malaga airport is approximately 40 minutes drive away, making it easily accessible for international tourists. - Proximity to Puerto Banús:\* Puerto Banús is approximately 15 minutes drive away, offering quick access to one of the most exclusive and touristic areas of the Costa del Sol. - Proximity to La Cañada:\* La Cañada shopping centre, one of the largest and most complete in the region, is only a 10 minute drive away, providing easy access to a wide variety of shops, restaurants and services. Investment Benefits - High Demand:\* The combination of modern facilities, excellent location and high quality services ensures a constant demand. - Financial Data:\* Estimated sale price and financial data available on request. Potential for Expansion and Change of Use In addition to the current features, the property offers significant opportunities for expansion and change of use: - \*Plot Expansion:\* There is the possibility of acquiring adjacent land to expand the current facilities, which could include the construction of additional bedrooms, recreational facilities or

additional service areas. - Change of Use:\* The property can be adapted for other uses, such as a retirement home. Marbella has a growing demand in the elderly care sector, and the conversion of the hotel into a residence could tap into this market. Conclusion Acquiring this hotel property is an excellent opportunity to invest in a growing tourism market, with the additional possibility of expanding and adapting the property to meet various market demands. For more information and to arrange a viewing, please contact our sales team specialising in hotel properties. This is a unique opportunity to acquire an established boutique hotel in one of the most desirable locations on the Costa del Sol, with options for expansion and change of use that can maximise the return on investment. Translated with DeepL.com (free version)

24 Hour Reception	24 Hour Reception	Access for people with reduced mobility
Bar	Barbeque	Basement
Covered Terrace	Day Care	Fiber Optic
Fitted Wardrobes	Gym	Jacuzzi
Lift	Near Church	Private Terrace
Restaurant On Site	Satellite TV	Sauna
Solarium	WiFi	