



Marbella, Marbella Golden Mile



<b>Price</b>	<b>Bedrooms</b>	<b>Bathrooms</b>
€3,600,000	13	12
<b>Build Size</b>	<b>Terrace Size</b>	<b>Plot Size</b>
870 m2	100 m2	2338 m2

A substantial property situated on the Golden Mile within easy walking distance of the beach and surrounding amenities and only a short drive away from Puerto Banus and central Marbella . This large Villa has been split into two separate living areas, the first being a recently refurbished 3 bedroom 2 bathroom private residence on one level which overlooks the pool and gardens to the rear, the other a vast living area on the ground floor that consists of 10 large studio apartments all with their own bathroom and kitchen. The private residence is entered through a beautiful antique double door leading into a hallway with a guest cloakroom, this flows into a stunning open plan kitchen/dining area. From here you have access to a good sized office, and further double doors into a large 'L' shaped reception room with a fireplace. This gives access to an open terrace with stunning views of the mountains and sea and overlooks the enclosed courtyard on the ground floor with it's mature palm trees. The living and sleeping areas lead onto 3 double bedrooms and two bathrooms, one of which is ensuite. The 10 studios all differ

slightly in size and design, but all are of a good size with sleeping, living and dining areas, all with access to an outside area or terrace. All rooms are in good clean condition, and currently still being rented out, although minor updating could be undertaken to achieve maximum rental potential. To cater for such a large property, there are also storage areas, laundry room, workshop, and an enclosed garage for 1 car. Further parking is available in the long driveway leading up to the house for approximately 12 cars, this is accessed via the electric gates to the front of the house. Outside, are beautiful flat landscaped gardens which surround a very large swimming pool, that can easily accommodate the amount of potential guests. The house and gardens are separated by a pretty 100m2 covered terrace with several seating areas and BBQ, ideal for breakfast or evening bar for paying guests. The property is equipped with central heating, part under floor heating, and individual A/C units throughout. The current owner has been running a lucrative business over the past 17 years from holiday lets and general rentals, making this a fantastic opportunity for someone looking to run a small hotel/B & B. Although situated on the already exclusive Golden Mile, further high-end developments currently planned in the immediate surroundings could further add to the future potential value of this property. It is registered as a commercial property and the existing company would be available to purchase.

### **Interested in this property?**

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