



## PENTHOUSE 6 BEDROOMS 6 BATHROOMS IN NEW GOLDEN MILE

📍 NEW GOLDEN MILE

REF# R5414188 999.000 €

BEDS

6

BATHS

6

BUILT

635 m<sup>2</sup>

TERRACE

1 m<sup>2</sup>

5-Room Penthouse Project with Guest Suites, Established Business & Massive Future Potential – New Golden Mile

A rare opportunity to acquire a highly versatile 5-room penthouse residence together with an established income-generating commercial premises on Marbella's sought-after New Golden Mile. Combining residential accommodation, business potential, extensive private terraces and significant value-add opportunities, this is a unique asset offering flexibility rarely found in today's market.

Positioned within walking distance of the beach and surrounded by established residential communities, villas and amenities, the property enjoys an exceptional location close to Marbella, Puerto Banús, Estepona, golf courses, restaurants, beach clubs and all the attractions of the Costa del Sol lifestyle.

The current layout comprises a highly versatile 5-room private penthouse residence with expansive front and rear terraces that combine to create an exceptional 360-degree wraparound outdoor living environment. Surrounded by mature greenery and enjoying complete privacy, the accommodation currently includes 2 bedrooms, 2 bathrooms, a substantial separate office and 2 independent guest suites.

The office is currently used for storage, and visualizations are available demonstrating its potential transformation. Depending on a buyer's requirements, the space could continue as a private office, studio or workspace, or potentially be incorporated into the main residence to create additional living accommodation, subject to any necessary approvals.

The property also benefits from 2 independent guest suites, each with private shower facilities (potential transformations shown). These versatile spaces create exceptional flexibility for guest accommodation, extended family, staff quarters, short-term rental income or boutique hospitality concepts. They may also offer opportunities for integration into the main residence, creating a significantly larger family home if desired.

One of the property's most compelling features is the flexibility of its existing layout. Whether envisioned as a spacious private residence, multi-generational family home, live-work environment, boutique guest accommodation, hospitality project or income-producing investment, the property offers a rare opportunity to create a highly personalized lifestyle or business concept on the New Golden Mile.

One of the property's standout features is its extensive terrace space. Rarely found in this location, the wraparound terraces provide multiple areas for outdoor dining, entertaining, relaxing and enjoying Marbella's year-round climate. The generous outdoor footprint creates exciting possibilities for enhancement and reconfiguration, whether adding further outdoor living areas, wellness spaces, entertainment zones or other lifestyle features, subject to obtaining any necessary licenses and approvals.

Adding further appeal, the property is sold together with the commercial premises located below, currently operating as an established income-generating business. This provides buyers with the flexibility to continue the existing operation, take over and further develop the business, lease the premises to a third party for rental income, or reconfigure the space for an alternative commercial use, subject to any necessary licenses and approvals.

The combination of a substantial private penthouse residence above and commercial premises below creates a rare live-work opportunity that is increasingly difficult to find on the Costa del Sol. Whether seeking a lifestyle business, hospitality concept, investment property, owner-operated venture or a combination of personal use and income generation, the flexibility of the asset allows a wide variety of future possibilities.

While certain areas would benefit from refurbishment and modernization, the property presents a genuine opportunity to create something special. Few properties on the Costa del Sol offer the opportunity to combine a substantial private residence, guest accommodation, established commercial income and future development potential within walking distance of the beach.

## Features

- Private 5-room penthouse residence
- 2 bedrooms

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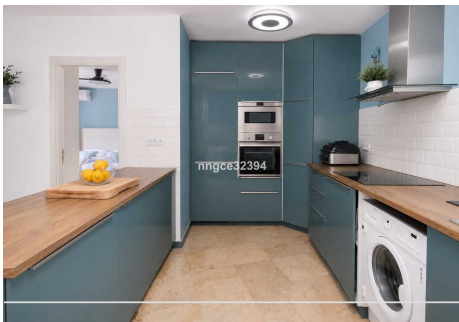
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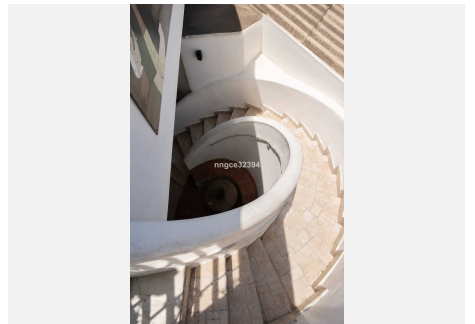
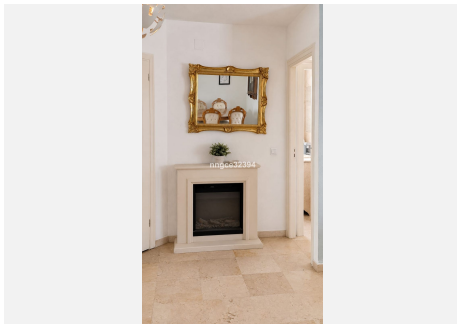
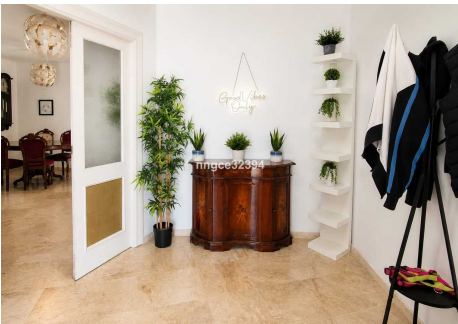
- 2 bathrooms
- Large separate office
- 2 independent guest suites with private shower facilities
- Exceptional 360° wraparound terraces
- Front and rear outdoor living spaces
- Walking distance to the beach
- Established income-generating commercial premises included
- Live-work opportunity
- Excellent privacy
- Parking directly outside
- Renovation and value-add potential
- Multiple ?future ?use ?possibilities
- ?New ?Golden Mile ?location
- Close to ?Marbella, Puerto ?Banús and ?Estepona

Some ?images ?have been ?professionally ?staged ?to ??illustrate ?the ?lifestyle ??and ??design ??potential ??of ??the ??property.



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