



R4704895

📍 Marbella

REF# R4704895 1.000.000 €

BEDS

6

BATHS

3

BUILT

239 m²

The building has a plot area of 75m² and a total constructed area current 239m² as stated in the registry and cadastral information. Due to its location, the building is classified as urban land, as stated in the current planning and is qualified with the ordinance "C-1. Center". With the parameters planning that the ordinance allows, an extension of the building could be carried out, building an attic on the roof and increasing the number of homes to three. With these premises, the resulting building would have a total constructed area of 260m², distributed in two commercial premises on the ground floor and three homes, one home on the first floor, two homes on the second floor, one of them in a duplex with the attic and a porch. With a total constructed area of House A, which occupies the entire first floor, has a living-dining room with integrated kitchen, two bathrooms and two bedrooms, one of them en suite, with a surface built of 75m². House B, located on the second floor, has a living-dining room with an integrated kitchen, a bedroom suite and two balconies on C/Peral, with an area of 46m². Housing C, is a duplex, has access from the second floor, counting on this floor with living room with integrated kitchen and balcony facing C/Peral and on the third floor, it has a attic with two bedrooms, a bathroom and a terrace, with a constructed area of 75m².