



R5247844

📍 Marbella

REF# R5247844 390.000 €

BEDS

2

BATHS

2

BUILT

100 m²

TERRACE

10 m²

Bright 2-Bedroom Apartment in Central Marbella

Fantastic 100 m² south-facing apartment in a prestigious building on Avenida Ricardo Soriano. Very bright, spacious, and offering excellent potential.

Key Features

- 2 exterior bedrooms with balconies
- 1 full bathroom
- Large living room with access to an 8 m² terrace
- Porcelain flooring, Climalit double-glazed windows
- Wooden interior carpentry
- Open south-facing views
- Currently registered as an office, with proven precedent of units already converted to residential in the building

Location Highlights

Located in the heart of Marbella, surrounded by:

Shops • Restaurants • Banks • Schools • Public Transport

Use Options

Ideal as:

- A bright central home
- A professional office or studio
- An investment property with high rental demand
- A second residence on the Costa del Sol

Change of Use: Office to Residential

The property is currently legally designated as an office. Several units in this same building have already completed the change of use, confirming feasibility.

Process:

- The property can be purchased as it is (office use).
- After completion, the new owner can immediately submit a change-of-use application to the Ayuntamiento.
- A technical project (architect) is required to support the request.
- Once approved, renovation works can begin.

Estimated Costs for Conversion and Renovation

1. Administrative + Technical Costs

- Architect project for change of use: approx. 1,200–1,500 €
 - Change-of-use application + municipal fees: approx. 600–800 €
 - Building licence / permits for renovation: approx. 400–700 €
- Total estimated administrative + licence costs: approx. 2,200–3,000 €

2. Construction Costs (conversion to residential)

Two renovation options depending on final layout:

Option A — Full renovation (2 bathrooms + kitchen)

- Construction and installation: approx. 30,000 €
- Total incl. permits and paperwork: approx. 33,000 €

Option B — Basic renovation (1 bathroom + kitchen)

- Approx. 18,000 € (construction only)
- Additional licences and paperwork: approx. 2,000–3,000 €
- Estimated total: approx. 20,000–21,000 €

Note: Final costs depend on chosen materials, layout modifications, and technical requirements.

Optional Add-Ons

If adding one parking space and one storage room, the total price becomes 420,000 €.

