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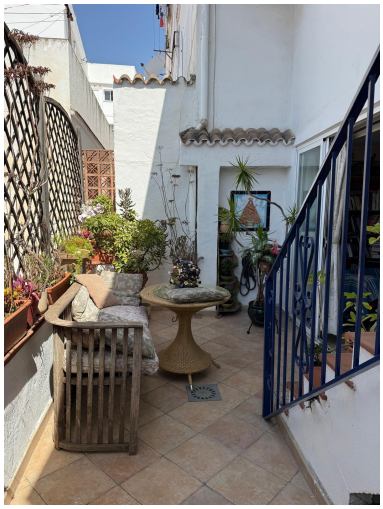
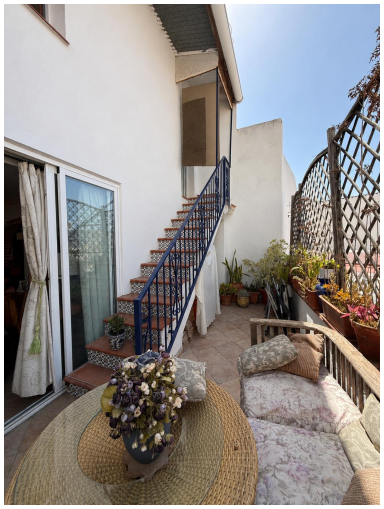
# Rustic house in Marbella Centro, Marbella

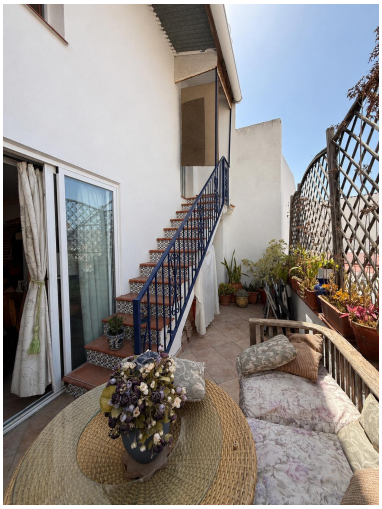
Reference: 96300293P

Bedrooms: 6 | Bathrooms: 2 | M²: 176 | Price: 550,000 €

Status: Sale | Property Type: Rustic house | Parking places: by request | Printing day : 23rd October 2026







Overview:House with great potential in the center of Marbella

It is currently divided into two apartments, ideal for rentals, and also has great potential as a family home due to its size.

A property full of possibilities in a privileged location, just a few minutes' walk from everything Marbella's center has to offer.

This bright two-story house is located in the center of Marbella, in a very central residential neighborhood that is convenient for day-to-day life. Its location allows you to enjoy Marbella practically without the need for a car, with shops, restaurants, schools, services, and all kinds of amenities within walking distance.

The property has 176 m² built on a 122 m² plot and currently offers a very spacious layout, with six bedrooms (2 of them with interior windows), two bathrooms, two kitchens, a living room, a dining room, a storage room, and outdoor spaces, as well as a pleasant open terrace on the upper floor of approximately 24 m².

One of its main attractions is precisely its versatility.

For those looking for a family home in the center of Marbella, it offers enough space to create a comfortable home with personality. The layout could be adapted to the needs of a modern family, and one could even explore the possibility of converting one of the ground-floor bedrooms into a private garage, while maintaining the rest of the property as a spacious family home.

It also presents an especially interesting option for investors. As it is distributed over two floors and currently has a kitchen and bathroom on both, one could study adapting it to create two independent apartments, one on each floor, intended for long-term rental or, if regulations and the corresponding authorizations allow, for tourist rental.

The house enjoys good natural light and offers many possibilities to update the spaces and create a very attractive property, whether as a primary residence, a second home, or an investment project.

An especially interesting opportunity for those who value location, square footage, and transformation potential in the heart of Marbella.

Main features:

176 m² built
122 m² plot
Two floors
6 bedrooms currently (2 of them with interior windows)
2 bathrooms
2 kitchens
Living room and dining room
Storage room
Open terrace of approximately 24 m²
Possibility of adapting a bedroom as a garage
Possibility of studying two independent dwellings/apartments
Excellent potential as a family home or investment
Bright with multiple possibilities for updating
Central location, a short walk from services and Marbella's lifestyle.

Features:

Resale, Investment, Close to schools