



## RÆKKEHUS 6 BEDROOMS 3 BATHROOMS IN MARBELLA

📍 Marbella

REF# V4704895 **1.000.000 €**

BEDS

6

BATHS

3

BUILT

239 m<sup>2</sup>

The building has a plot area of 75m<sup>2</sup> and a total constructed area current 239m<sup>2</sup> 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 260m<sup>2</sup>, 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.

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



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built of 75m<sup>2</sup>.

House B, located on the second floor, has a living-dining room with an integrated kitchen, a bedroom suite and two balconies , an area of 46m<sup>2</sup>.

Housing C, is a duplex, has access from the second floor, counting on this floor with living room with integrated kitchen and balcony and on the third floor, it has a attic with two bedrooms, a bathroom and a terrace, with a constructed area of 75m<sup>2</sup>.