



# Duplex in Marbella

Price € 695,000

Bedrooms	1
Bathrooms	1
Build Size	69 m <sup>2</sup>
Terrace	7 m <sup>2</sup>
Plot Size	76 m <sup>2</sup>

## SETTING

- ✓ Beachfront
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Beachside
- ✓ Close To Sea
- ✓ Close To Port
- ✓ Close To Town

## ORIENTATION

- ✓ South West

## CONDITION

- ✓ Good
- ✓ Renovation Required

## POOL

- ✓ Communal

## VIEWS

- ✓ Sea
- ✓ Country
- ✓ Pool
- ✓ Mountain
- ✓ Panoramic
- ✓ Port
- ✓ Garden

## FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Fiber Optic
- ✓ Lift
- ✓ Satellite TV
- ✓ Near Transport
- ✓ WiFi

## FURNITURE

- ✓ Optional

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Entry Phone
- ✓ 24 Hour Security

## CATEGORY

- ✓ Beachfront

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## Exclusive Opportunity: Frontline Duplex with Double-Height Ceilings and Panoramic Views – Skol Building, Marbella Center

For those who know Marbella, the Skol Building is the undisputed heart of the Promenade (Paseo Marítimo). This duplex is not just an apartment; it is a rare architectural gem that seldom hits the market with this specific orientation and expansion potential.

### A Unique Architectural Design

The defining feature of this property is the stunning double-height ceiling in the living area. This exclusive architectural detail is a rarity in frontline Marbella, creating a sense of volume and grandeur. Combined with floor-to-ceiling windows, the space is flooded with natural light and elegance.

From the main floor and its 7 m<sup>2</sup> terrace, the Mediterranean coastline unfolds before you: direct views of the gardens, the pools, and the silhouettes of Gibraltar and Africa on the horizon. Situated on a high floor, both total privacy and breathtaking views are guaranteed.

### Layout and Expansion Potential

The property offers remarkable versatility, allowing an owner or investor to optimize the space:

**Main Floor:** A bright living area with an open-plan kitchen, designed to enjoy the sea breeze under the soaring double-height ceiling.

**Upper Floor:** Currently configured as a diaphanous mezzanine bedroom with an en-suite bathroom.

**Optimization Project:** Due to the building's structure, there is a clear technical possibility to extend the upper floor flooring to close the double-height void. This straightforward conversion would add a complete second bedroom, ensuring that both rooms retain panoramic sea views. This is the ideal strategy to instantly increase the property's market value and rental yield.

### Lifestyle and Amenities

Living at the Skol means having direct access to the beach and the Promenade from the communal gardens. The complex offers:

24-hour reception and top-tier security.

Two large swimming pools and extensive landscaped gardens.

Private poolside bar (chiringuito) within the urbanization.

**Prime Location:** Surrounded by the city's finest restaurants and luxury boutiques, and just 100 meters from the Marina (Puerto Deportivo). A car is entirely optional, though underground parking is available directly across the street.

### A Secure and Profitable Investment

**High Yield:** Estimated gross return between 8% and 11% annually, driven by the building's exceptionally high holiday rental demand (80% average occupancy).

**Lower Operating Costs:** The community fee of €180/month includes water and the first 685 kW of electricity, significantly boosting net profit margins.

Safe Haven Asset: Frontline property in Marbella Center is a resilient asset with historical capital appreciation between 5% and 7% per year.

The Skol Building is a proven income generator and a hallmark of the Marbella lifestyle. We invite you to view this property in person to truly appreciate the light and the exclusive sense of space provided by its double-height design.

Contact us today to arrange a private viewing.

[View Property Online](#)

# GALLERY







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