

City Palace for sale in Velez-Málaga

1,200,000 €

Reference: R4095421 Bedrooms: 4 Bathrooms: 5 Build Size: 705m<sup>2</sup> Terrace: 200m<sup>2</sup>



## Costa del Sol East, Vélez-Málaga

This amazing, renovated palace residence is dated from the XIX and is located in the heart of the historical centre of Vélez-Málaga close to other historical buildings, museums, markets and all other amenities.

The property was renovated to a very high standard back in 2000. It could be used as a home, but it has a huge potential to turn it into a boutique hotel. It also has 2 commercial premises right on the ground floor of around 35 m<sup>2</sup> each with very high ceilings that could be turned into another 2 business or could be added as extra accommodation turning them into extra rooms or independent apartment/lofts or they could just add additional services to the hotel such as a restaurant.

As soon as you enter the property, the feeling of quietness that detaches you from noiser town centre is only broken by the noise of running water from the fountain.

On this ground floor, apart from the large rooms mentioned before, there is a wc, a treatment room, a bodega/bar and the large garage with room for up to 7 cars accessed via a different street.

From the courtyard you can go up the magnificent stairs to the first floor, but there is also another access directly into the kitchen from here. The first floor comprises a large, fitted kitchen with dining area, large utility room with small courtyard, living room with fireplace, high ceilings and a mezzanine floor where the library is. There is also a separate smaller living room and the hall that leads you to the 3 double bedrooms, one of them with en-suite facilities and a walking wardrobe plus a separate family bathroom.

The added value of this house is the beautiful walled courtyard where you can find the 4 x 7 metre pool and different terraces overlooking the rooftops of the historical town. It is truly a magical place to be.

On the final floor, there are separate living quarters, that have been converted into a 1-bedroom loft with Juliet balconies, open plan kitchen, living room, walking wardrobe plus a bathroom. From this top floor you can also access the roof terrace.

Building has been left prepared to install a lift. A/C and central heating installed plus musical threat throughout the house.

A unique opportunity to acquire a special property with plenty of opportunities.

## Features:

### Features

Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Guest Apartment  
Games Room  
Basement

### Views

Urban

### Pool

Private

### Parking

Garage

Private

### Orientation

South

### Setting

Close To Shops

Town

### Kitchen

Fully Fitted

### Category

Investment

Luxury

### Climate Control

Air Conditioning

Fireplace

Central Heating

### Condition

Excellent

New Construction

### Garden

Private