



# Apartment Complex for sale in Ojén, Marbella

480,000 €

Reference: R5216284 Bedrooms: 16 Bathrooms: 16 Build Size: 443m<sup>2</sup> Terrace: 50m<sup>2</sup>





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## Costa del Sol, Ojén

### Building with Great Potential in the Center of Ojén – Unique Investment Opportunity

Located in the heart of the picturesque village of Ojén, just 10 minutes from Marbella, this exceptional property offers enormous potential for developing a high-return residential or tourist project.

Built in 1958, the building is ideal for a complete renovation or full reconstruction.

With the possibility of expanding to a total built area of approximately 1,000 m<sup>2</sup>, the property offers unique versatility to adapt its layout to different types of projects. Depending on the urban planning and architectural design, there is the potential to build up to 16 apartments – perfect for the tourist housing, residential, or holiday rental markets.

Set in a privileged location surrounded by services, restaurants, and with easy access to Marbella, this investment combines the charm of the natural environment of the Sierra de las Nieves with the proximity to the dynamism and demand of the Costa del Sol real estate market.

#### Key Features:

Entire building with potential for up to 4 floors

Year of construction: 1958

Expandable total built area: approx. 1,000 m<sup>2</sup>

Development potential: up to 16 apartments

Central location in Ojén, close to all amenities

Ideal for developers or investors

15 minutes from Marbella and the beach

#### Opportunity:

This building represents an excellent opportunity for visionary investors seeking to take advantage of the real estate boom on the Costa del Sol, offering a high-return project with a low entry cost compared to property prices in Marbella or Estepona.



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## Features:

### Orientation

South

### Views

Mountain

Urban

### Setting

Close To Shops

Close To Town

Town

Village

### Condition

Renovation Required

Restoration Required

### Category

Investment

Distressed

Off Plan