



SEVILLE · HISTORIC CENTRE

Calle Mármoles

An apartment in the heart of Seville

San Bartolomé quarter · 2nd floor · shared roof-terrace access

SEVILLE • HISTORIC CENTRE

In the heart of the old town



FIVE MINUTES' WALK FROM THE CATHEDRAL AND THE GIRALDA

IN BRIEF

Five minutes from the cathedral.

A **second-floor** apartment in the **historic heart** of Seville — two former apartments combined into a **single apartment**, on a pedestrian street, with **access to a shared roof terrace**, overlooking the Giralda.

SIZE

98 m² cadastral (incl. common areas)

FLOOR

2nd floor · no lift

LAYOUT

Living room 31.30 m² · kitchen 10.70 m² · 2 bedrooms (11.80 + 7.50 m²) · study · bathroom · 2 WCs · patios

LOCATION

Pedestrian street · 5-min walk to the Cathedral and the Giralda

ASPECT

Full south, slightly south-east · daylight all day

BUILT

1918

RENOVATION

Structural, led by an architect · 2009

STATUS

Currently let — income already in place

THE RENOVATION

Structural works led by an architect

- **Reinforced structure** — frame reworked, **steel reinforcing beams**, structure rebuilt to open up and secure the spaces.
- **Enhanced insulation** — 200 mm of rock wool in a false ceiling (two 100 mm layers): summer comfort and real savings.
- **Inverter climate (heating & cooling all year)** — two inverter units installed on the roof terrace, one per zone (day / night) to spread strong output across the whole home.
- **Floors entirely redone** — levelling, acoustic screed and floating parquet: comfort and sound insulation.
- **Wood joinery remade** in the original style, Andalusian shutters preserved.
- **Shared roof terrace** — direct access to the **shared roof terrace**, with views over the cathedral and the neighbourhood rooftops.

THE PROPERTY

Income already in place

The apartment is **currently let** to a settled, reliable tenant. From completion, the buyer **receives the rent** — no void, no setup: an **immediate, automatic return**.

The lease runs until **31 July 2029**, with a waiver of the tenant's pre-emption right that keeps the transaction smooth. The buyer remains free to change the property's use in due course, within the current lease and local regulations.



LOCATION

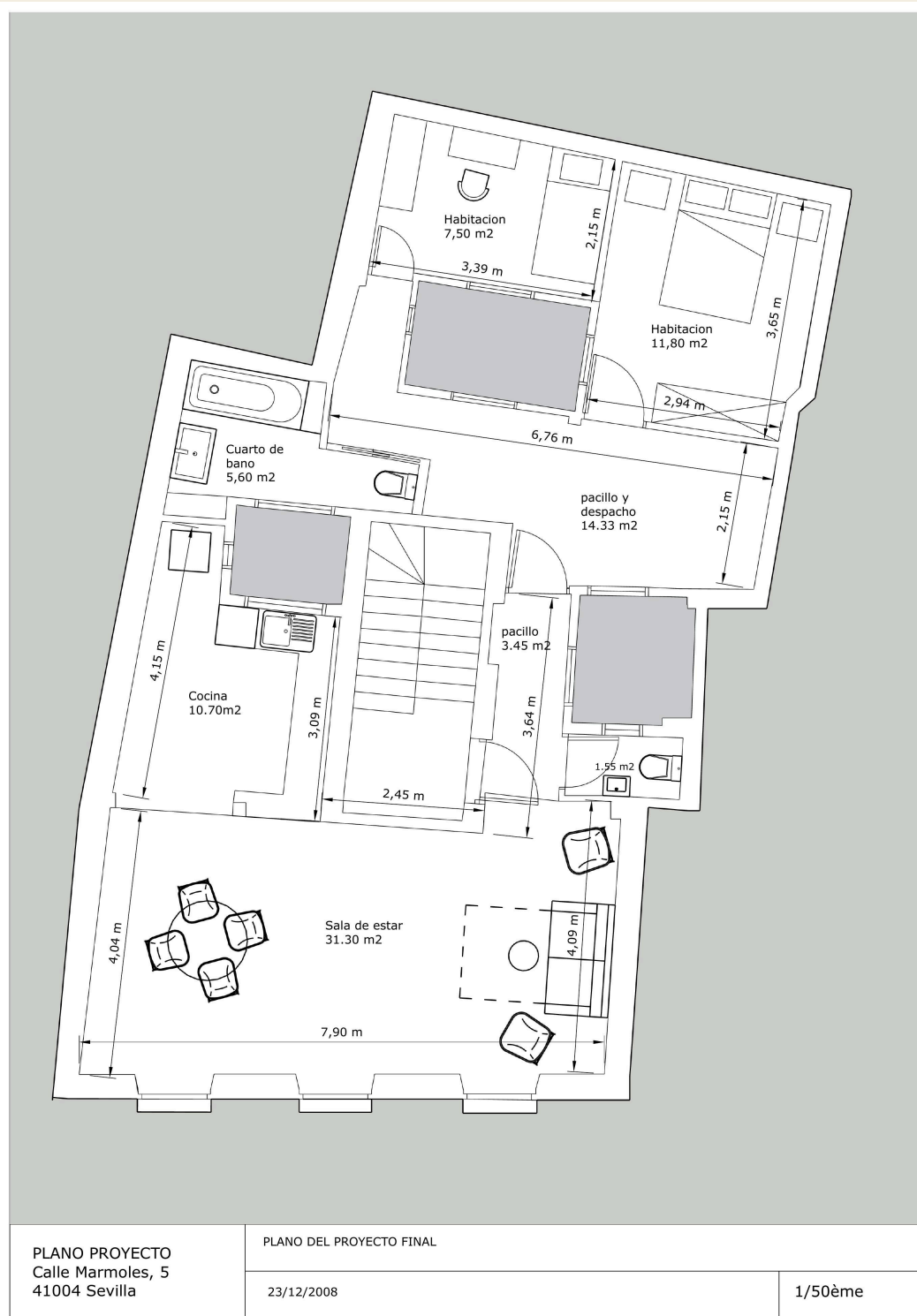
San Bartolomé — central yet quiet

Calle Mármoles is a **pedestrian lane** in the historic heart, home to the **Roman columns** of the same name. All around, Santa Cruz and La Alfalfa — among the best-preserved quarters of Seville.

Cathedral & Giralda	5 MIN WALK
La Alfalfa quarter	3 MIN WALK
Santa Cruz & Murillo gardens	5 MIN WALK
Real Alcázar	6 MIN WALK
Setas de Sevilla (Las Setas)	10 MIN WALK
Guadalquivir & Triana	12 MIN WALK

THE FLOOR PLAN

A single level, day / night layout



CADASTRAL AREA

98 m²

Cadastral area — includes a share of the common areas (Spanish law).

THE ROOMS · LIVING SPACE

The living room



LIVING ROOM 31.30 M² · FULL-SOUTH, SLIGHTLY SOUTH-EAST ASPECT · BRIGHT ALL DAY — THREE WINDOWS ONTO THE STREET



VERY BRIGHT LIVING ROOM

THE ROOMS • LIVING SPACE

The kitchen



VERY BRIGHT KITCHEN, OPEN TO THE LIVING ROOM — ANTIQUE TRADITIONAL CEMENT TILES

THE ROOMS • CIRCULATION

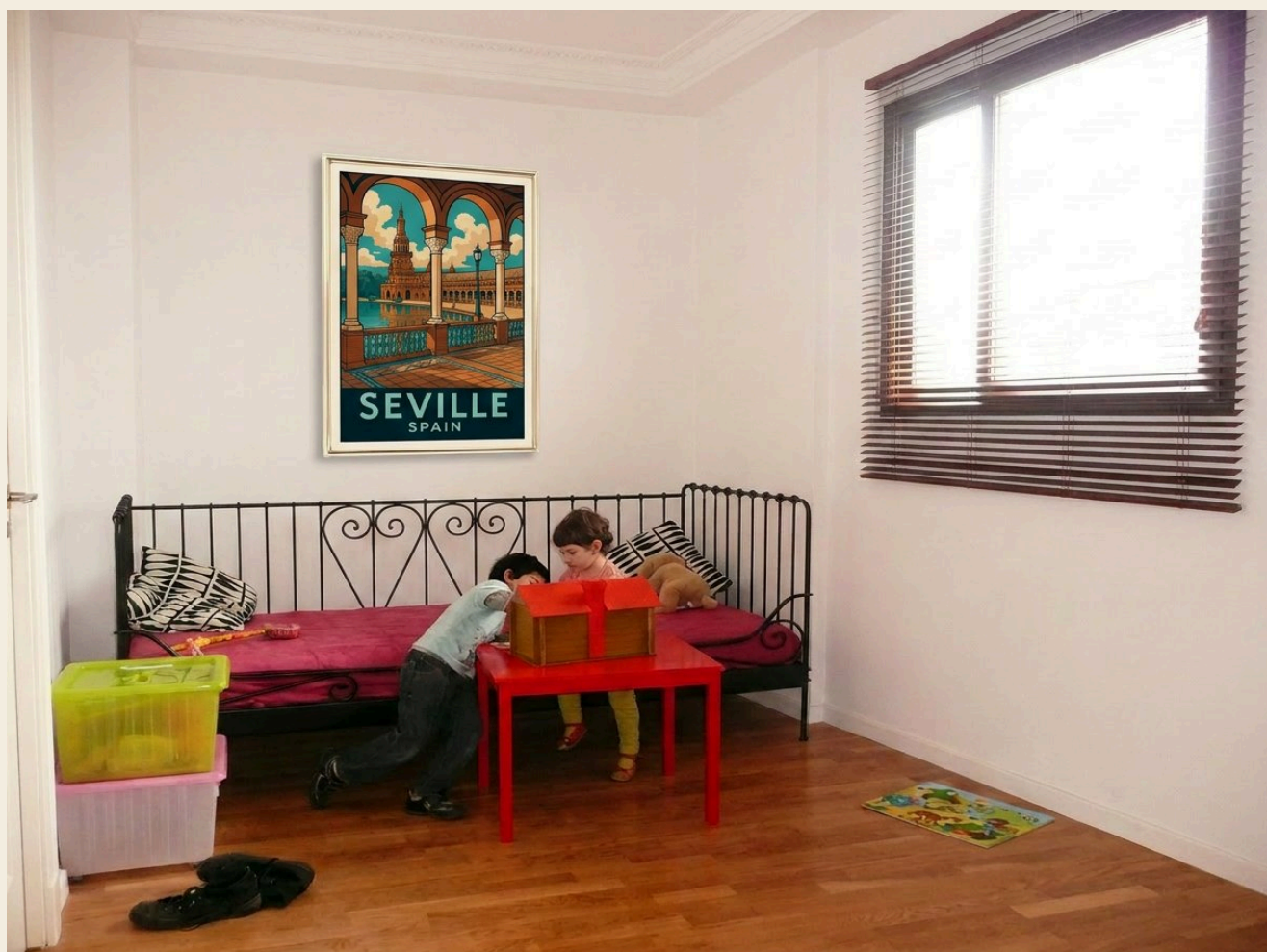
The hallway



CIRCULATION HALLWAY — FLOATING PARQUET ON ACOUSTIC SCREED

THE ROOMS • SLEEPING SPACE

The study



THE ROOMS • SLEEPING SPACE

The master bedroom



MASTER BEDROOM — ONTO A PATIO

THE ROOMS • SLEEPING SPACE

The children's bedroom



SECOND BEDROOM — ONTO A PATIO

THE ROOMS • SLEEPING SPACE

Bathroom & WC



FULL BATHROOM — ANTIQUE TRADITIONAL CEMENT TILES





ANTIQUE TRADITIONAL CEMENT TILES

CALLE MÁRMOLES

SEVILLE · HISTORIC CENTRE