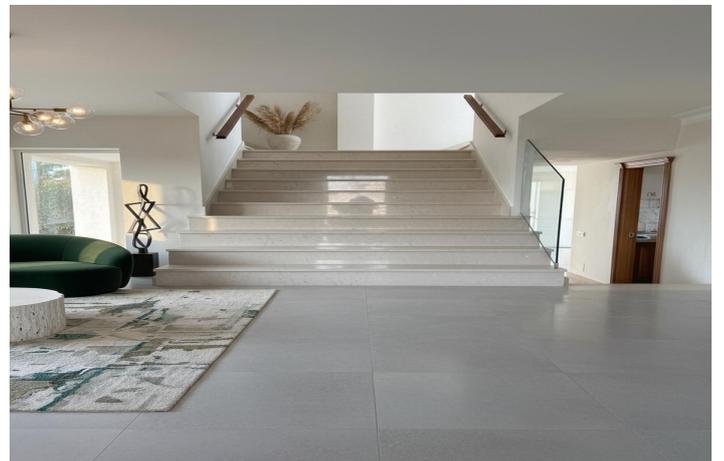




## Detached Villa for sale in Marbella, Marbella

**1.350.000 €**

Referenz: R5255524    Schlafzimmer: 8    Badezimmer: 8    Grundstücksgröße: 500m<sup>2</sup>    Garten: 608m<sup>2</sup>    Terrasse: 545m<sup>2</sup>





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## Costa del Sol, Marbella

Investment & Development Opportunity (please note these pictures are renders)

Are you seeking a high-yield real estate opportunity in one of Spain's most exclusive enclaves?

this is more than a luxury residence it is a versatile investment asset with exceptional return potential in Marbella's thriving premium market. With a strategic renovation, ROI can be realized within an estimated 6–9 months post-completion.

### Key Investment Highlights

#### Outstanding Versatility

The property can function as a single luxury villa or be reconfigured into a boutique wellness-focused hotel, catering to Marbella's growing demand for nature-driven, high-end hospitality.

#### Compelling Value Proposition

With 608 m<sup>2</sup> of built area and a comprehensive suite of luxury amenities, this villa is among the most competitively priced properties in the area—offering significant upside compared to neighboring developments such as Palo Alto.

#### Prime & Exclusive Location

Located in Marbella Heights, directly opposite Palo Alto and within the Sierra de las Nieves National Park, the villa offers a rare combination of privacy, natural surroundings, and immediate access to Marbella's lifestyle and infrastructure.

#### Security & Privacy

Part of an exclusive community of just six residences, accessed via a single private road, ensuring discretion and peace of mind.

### Property Overview

- Plot Size: 1,859 m<sup>2</sup>
- Built Area: 515 m<sup>2</sup>
- Floors: 3
- Accommodation: 8 Bedrooms | 8 Bathrooms
- Amenities:
  - Private swimming pool
  - space for a Spa, gym, sauna & steam room
  - space for Wine cellar
  - space for Bar & games room

### Lifestyle & Connectivity

- La Cañada Shopping Mall: 6 minutes
- Marbella City Centre: 9 minutes
- Puerto Banús: 12 minutes



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- Beaches: 9 minutes



## Eigenschaften:

### Merkmale

Private Terrasse

Lagerraum

Badezimmer

Doppelverglasung

Fitnessstudio

Versorgungsraum

Keller

### Einstellung

In der Nähe des Meeres

In der Nähe von Geschäften

In der Nähe der Stadt

In der Nähe von Schulen

### Möbel

Nicht eingerichtet

### Sicherheit

Sicher

### Kategorie

Investition

### Klimakontrolle

Kamin

### Zustand

Renovierung erforderlich

### Küche

Teilweise montiert

### Parken

Privat

Bedeckt

### Ansichten

Meer

Pool

Wald

### Pool

Privater Pool

### Garten

Privater Garten

### Versorgungsunternehmen

Strom

Trinkbares Wasser

Gas