

**Sales - House - Hacienda Las Chapas**  
**1.790.000€**

**www.mibgroup.es**  
**+34 662 58 96 58**  
**info@mibgroup.es**



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**Hacienda Las Chapas**

**House**



FOR INVESTORS! SEA VIEW VILLA WITH HIGH ROI POTENTIAL IN HACIENDA LAS CHAPAS. Price: €1.790.000 euros Plot: 1.664 m<sup>2</sup> | Built: 556 m<sup>2</sup> Located in the prestigious gated community of Hacienda Las Chapas, this villa offers a rare opportunity to create a high-end contemporary residence with sea views from every level. **THE OPPORTUNITY** This is not just a renovation — it's a value creation project. The villa is distributed over two levels: \* Main level (street access): Spacious living area, master suite, and two guest bedrooms — all with elevated sea views \* Lower level (garden & pool access): Direct connection to outdoor living, also with sea views, offering flexibility to create: → Independent guest apartment → 3 additional bedrooms → Wellness / entertainment area **WHY THIS DEAL MAKES SENSE** ✓ Sea views ✓ Prime Marbella East location with 24h security ✓ Large private plot with excellent positioning ✓ Flexible layout for multiple development strategies ✓ Strong demand for modern renovated villas **AFTER RENOVATION VALUE** Estimated resale value: €3.5M - €4M+ (depending on design, finishes, and final concept) **INVESTMENT STRATEGY** • Acquire below potential • Renovation budget: ~€700K-€1M • Reposition as a contemporary luxury villa • Exit into a strong €3.5M-€4M segment **VISUAL CONCEPT** The first image represents a possible post-renovation design concept. Images are AI-generated for illustrative purposes only and do not represent the current state or an approved project. **A RARE FIND** Sea views on every level, large plot, and prime location — a combination that is increasingly hard to find in Marbella.

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| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Close To Golf</li> <li>✓ Close To Shops</li> <li>✓ Close To Forest</li> <li>✓ Urbanisation</li> </ul> <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Garage</li> </ul> | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ East</li> <li>✓ South</li> </ul> <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Distressed</li> <li>✓ Investment</li> <li>✓ Resale</li> </ul> | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Renovation Required</li> <li>✓ Restoration Required</li> </ul> | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Private</li> </ul> | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Mountain</li> </ul> | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ 24 Hour Security</li> </ul> |
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