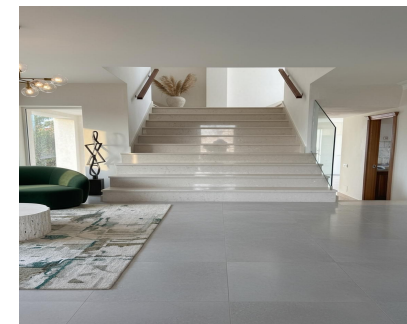


**Sales - House - Marbella**  
**1.350.000€**

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



**Ref.-ID: MIBGR5255524**

**Marbella**

**House**



**8**



**8**



**608 m2**



**500 m2**

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 m² 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 m² • Built Area: 515 m² • 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 • Beaches: 9 minutes

<b>Setting</b> <div><div>✓</div> Close To Shops</div> <div><div>✓</div> Close To Sea</div> <div><div>✓</div> Close To Town</div> <div><div>✓</div> Close To Schools</div>	<b>Condition</b> <div><div>✓</div> Renovation Required</div>	<b>Pool</b> <div><div>✓</div> Private</div>	<b>Climate Control</b> <div><div>✓</div> Fireplace</div>	<b>Views</b> <div><div>✓</div> Sea</div> <div><div>✓</div> Pool</div> <div><div>✓</div> Forest</div>	<b>Features</b> <div><div>✓</div> Private Terrace</div> <div><div>✓</div> Gym</div> <div><div>✓</div> Storage Room</div> <div><div>✓</div> Utility Room</div> <div><div>✓</div> Ensuite Bathroom</div> <div><div>✓</div> Double Glazing</div> <div><div>✓</div> Basement</div>
<b>Furniture</b> <div><div>✓</div> Not Furnished</div>	<b>Kitchen</b> <div><div>✓</div> Partially Fitted</div>	<b>Garden</b> <div><div>✓</div> Private</div>	<b>Security</b> <div><div>✓</div> Safe</div>	<b>Parking</b> <div><div>✓</div> Covered</div> <div><div>✓</div> Private</div>	<b>Utilities</b> <div><div>✓</div> Electricity</div> <div><div>✓</div> Drinkable Water</div> <div><div>✓</div> Gas</div>
<b>Category</b> <div><div>✓</div> Investment</div>					