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**Sales - House - Marbella**

**4.200.000€**

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**Ref.-ID: MIBGR5359933** **Marbella** **House**

**4** **4** **437 m2** **2095 m2**

LA RESERVA DE LOS MONTEROS, one of Marbella's most exclusive areas, just 200 meters from the beach, lies this magnificent 2,000 m² plot with a home that offers great potential, whether for renovation or for the development of one or two newly built villas.  The location is ideal for those seeking tranquility without sacrificing proximity to the sea and amenities. Nearby, you'll find renowned beach bars and restaurants, such as Palm Beach and the popular Trocadero Arena, as well as direct access to the seafront promenade that connects you to Marbella town center and other coastal destinations.  The current south-facing property, built in the 1970s, retains some of its original charm and has been partially renovated. It is arranged on two levels with a practical layout: a living-dining room with access to the garden, a separate kitchen, three bedrooms, and two bathrooms (one en suite). There is also a bedroom with a private bathroom and separate entrance, ideal for guests or staff.  One of the unique features of this home is the integrated wellness area, with a sauna and Turkish bath, located in the space formerly occupied by the garage. Outside, the plot features spacious terraces, garden areas with mature tropical vegetation, and a swimming pool that invites relaxation in a private and serene setting.  This is a unique property due to its location, size, and development possibilities. Ideal as an investment project or for those dreaming of a custom-built home by the sea.