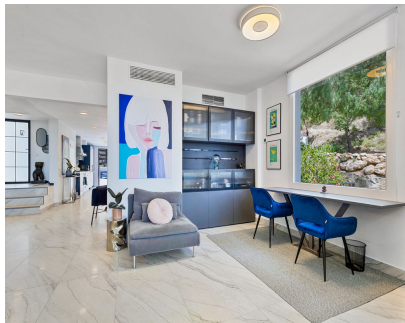


Sales - House - Marbella
1.600.000€

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



Ref.-ID: MIBGR5439904

Marbella

House

Community: 1,500 EUR / year

IBI: 166 EUR / year



5



4



453 m2

With spectacular views, over 400 m² of living space, and just 6 minutes from La Cañada Shopping Mall, this semi-detached property offers a rare balance between the vibrant lifestyle of Marbella and the serene charm of the Andalusian countryside. Located directly across the road from Palo Alto, the property lives and functions like a stand-alone villa: the Mediterranean Sea stretches out in front, a natural stone mountain wall borders the left side, and the plot extends to more than 1,400 m². A fully separate 77 m² guest house with sea views adds to its uniqueness. Marbella town centre is a 10-minute drive away, and Puerto Banús just 12 minutes. The community comprises only 7 properties, set in the middle of Sierra de las Nieves National Park — quiet, safe, and truly countryside in feel. It's perfect for anyone seeking outstanding views and nature while remaining 15 minutes from everything. Offers are invited from €1.6M (approximately €4,000/m²), representing excellent value compared with the average property in Marbella. Important note: The seller has upgraded to a larger property within the same community, so handover can only take place in 2027/2028. If purchased today with 70–80% bank financing, the seller returns the 20–30% down payment to the buyer until handover—leaving a net cash outlay limited to closing costs and purchase taxes.

Orientation

✔ South

Condition

✔ Recently Renovated

Pool

✔ Private

Climate Control

✔ Air Conditioning

Views

✔ Sea

Features

- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ WiFi
- ✔ Guest Apartment
- ✔ Ensuite Bathroom
- ✔ Barbeque
- ✔ Basement

Furniture

✔ Fully Furnished

Garden

✔ Private

Utilities

- ✔ Electricity
- ✔ Drinkable Water
- ✔ Photovoltaic solar panels

Category

- ✔ Investment
- ✔ Luxury