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Sales - House - Marbesa

1.350.000€

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Ref.-ID: MIBGR5477242 **Marbesa** **House**

4 **2** **151 m2**

Andalusian Villa Just 300 Metres from the Beach in Marbesa, Marbella Located in the highly sought-after residential area of Marbesa, Marbella, just 300 metres from the Mediterranean Sea, this charming Andalusian-style villa offers an excellent opportunity to enjoy the existing property or create a completely new contemporary home in one of East Marbella's most desirable beachside locations. The existing villa offers approximately 151.74 m² of registered built area, distributed between the main residential floor and a semi-basement currently designated as garage and storage space. One of the key advantages of this property is its development potential. A project has already been prepared and the plot has been professionally surveyed, providing a strong starting point for the construction of a new detached villa. New Villa Project: Detached single-family home with private swimming pool Plot: 653 m² Proposed built area: 295 m² The combination of a generous private plot, an existing Andalusian villa and a prepared project for a substantially larger modern residence makes this property particularly attractive both as a private home and as an investment opportunity. With the beach only a few minutes' walk away and Marbella's restaurants, beach clubs, golf courses and amenities within easy reach, this is a rare opportunity to create a bespoke home in an established beachside neighbourhood. The villa is located in a rapidly developing and increasingly prestigious area, surrounded by newly built and fully renovated luxury villas. The neighbourhood has seen significant transformation in recent years, with older properties being replaced by high-end contemporary residences. Comparable newly built or completely redeveloped villas on similar-sized plots in the area are currently reaching an average market value of approximately €4,000,000, highlighting the strong investment and redevelopment potential of this property.

Setting
- ✔ Beachfront
- ✔ Beachside
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ South East Orientation
- ✔ South Facing

Condition
- ✔ Good Condition

Climate Control
- ✔ Air Conditioning

Features
- ✔ Covered Terrace
- ✔ Private Terrace

Garden
- ✔ Private Garden

Security
- ✔ Alarm System

Parking
- ✔ Garage
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Beachfront
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Resale