

## Sales - House - Hacienda Las Chapas

# 1.790.000€

Hacienda Las Chapas

House



6



6



450 m2



1664 m2

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.

### Setting

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Forest
- ✓ Urbanisation

### Views

- ✓ Sea
- ✓ Mountain

### Orientation

- ✓ East
- ✓ South

### Security

- ✓ 24 Hour Security

### Condition

- ✓ Renovation Required
- ✓ Restoration Required

### Parking

- ✓ Garage

### Pool

- ✓ Private

### Category

- ✓ Distressed
- ✓ Investment
- ✓ Resale





























