# Sales - House - Marbesa

# 1.695.000€

**Marbesa** **House**

**Community: 948 EUR / year** **IBI: 1,900 EUR / year** **Rubbish: 280 EUR / year**

 **2**  **2**  **147 m2**  **875 m2**

An exceptional opportunity to purchase a beachside villa in Marbesa, one of the most desirable residential areas in Marbella East. Situated on a generous, flat plot just 200 metres from the beach, this property offers outstanding potential for renovation or redevelopment, making it ideal for investors, developers or buyers looking to create a bespoke luxury home on the Costa del Sol. The existing villa features two bedrooms, two bathrooms, a fully fitted kitchen, a bright living area and a private garage. While the property is perfectly functional, its true value lies in the prime location and excellent development potential. Renovate or Build New – A Rare Opportunity Whether you're looking to undertake a stylish renovation or create a brand-new luxury villa from the ground up, this property provides the ideal foundation. The generous plot and prestigious location make it perfectly suited for a bespoke new-build designed to maximise both lifestyle and value. A significant advantage of this property is that the current owners have already completed much of the planning process. A licence has been granted for the renovation and demolition of the existing villa, while the application for a new-build villa is currently progressing through Marbella Town Hall. Marbesa is one of Marbella East's most sought-after beachside communities, renowned for its peaceful surroundings, beautiful sandy beaches and proximity to Marbella town centre and some of the area's finest golf courses, international schools and beach clubs.This rare beachside property combines an unbeatable location with excellent investment potential, making it an outstanding choice as a permanent residence, holiday home, or development opportunity.

**Setting**
- ✔ Beachside
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Urbanisation

**Orientation**
- ✔ East Facing
- ✔ South Facing
- ✔ West Facing

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Room For Pool

**Views**
- ✔ Garden Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring

**Furniture**
- ✔ Part Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden

**Security**
- ✔ Alarm System

**Parking**
- ✔ Garage
- ✔ Private Parking

**Utilities**
- ✔ Electricity

**Category**
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale
- ✔ With Planning Permission





















































