



Sales - House - Marbella
1.350.000€

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Ref.-ID: MIBGR5255524

Marbella

House



8



8



608 m²



500 m²

Investment & Development Opportunity (please note these pictures are renders) Are you seeking a high-yield real estate opportunity in one of Spain's most exclusive enclaves? This is more than a luxury residence; it is a versatile investment asset with exceptional return potential in Marbella's thriving premium market. With a strategic renovation, ROI can be realized within an estimated 6-9 months post-completion. Key Investment Highlights Outstanding Versatility The property can function as a single luxury villa or be reconfigured into a boutique wellness-focused hotel, catering to Marbella's growing demand for nature-driven, high-end hospitality. Compelling Value Proposition With 608 m² of built area and a comprehensive suite of luxury amenities, this villa is among the most competitively priced properties in the area—offering significant upside compared to neighboring developments such as Palo Alto. Prime & Exclusive Location Located in Marbella Heights, directly opposite Palo Alto and within the Sierra de las Nieves National Park, the villa offers a rare combination of privacy, natural surroundings, and immediate access to Marbella's lifestyle and infrastructure. Security & Privacy Part of an exclusive community of just six residences, accessed via a single private road, ensuring discretion and peace of mind. Property Overview • Plot Size: 1,859 m² • Built Area: 515 m² • Floors: 3 • Accommodation: 8 Bedrooms | 8 Bathrooms • Amenities: • Private swimming pool • Space for a spa, gym, sauna & steam room • Space for wine cellar • Space for bar & games room Lifestyle & Connectivity • La Cañada Shopping Mall: 6 minutes • Marbella City Centre: 9 minutes • Puerto Banús: 12 minutes • Beaches: 9 minutes

Setting
✓ Close To Shops
✓ Close To Sea
✓ Close To Town
✓ Close To Schools

Condition
✓ Renovation Required

Pool
✓ Private

Climate Control
✓ Fireplace

Views
✓ Sea
✓ Pool
✓ Forest

Features
✓ Private Terrace
✓ Gym
✓ Storage Room
✓ Utility Room
✓ Ensuite Bathroom
✓ Double Glazing
✓ Basement

Furniture
✓ Not Furnished

Kitchen
✓ Partially Fitted

Garden
✓ Private

Security
✓ Safe

Parking
✓ Covered
✓ Private

Utilities
✓ Electricity
✓ Drinkable Water
✓ Gas

Category
✓ Investment













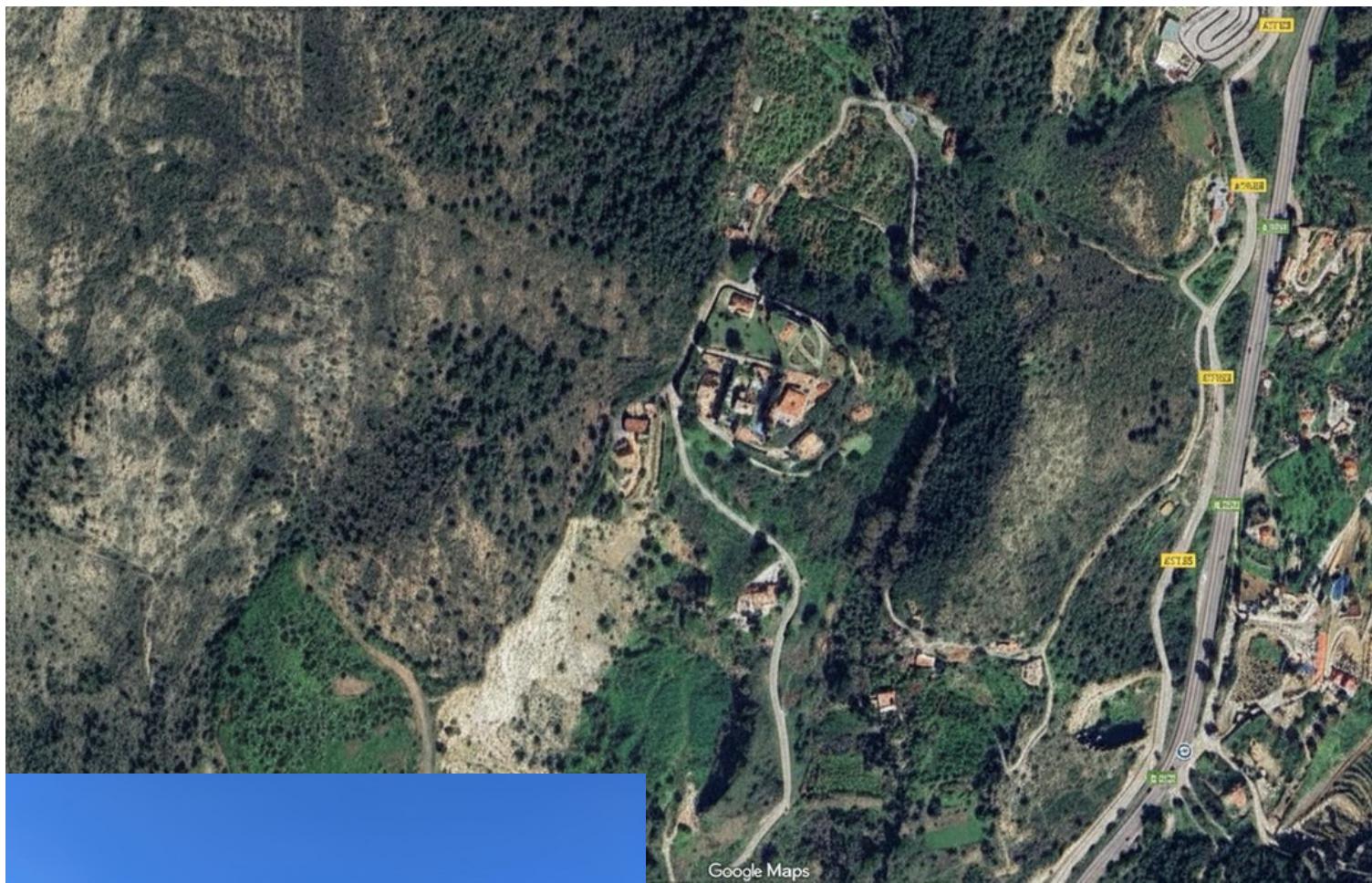












Google Maps



