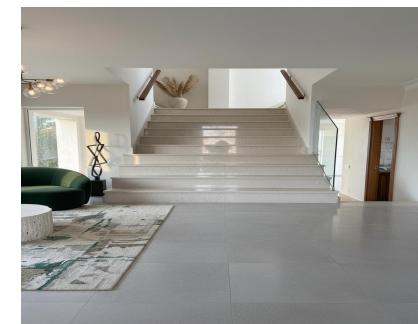


Продажа - Дом - Marbella

1.350.000€



Ref.-ID: MIBGR5255524

Marbella

Дом



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

- Расположение**
- ✓ Рядом с магазинами
 - ✓ Рядом с морем
 - ✓ Рядом с городом
 - ✓ Близко к школам

- Состояние**
- ✓ Нужен ремонт

- бассейн**
- ✓ Приватный

- Климат-контроль**
- ✓ Камин

- вид**
- ✓ Море
 - ✓ Бассейн
 - ✓ Лес

- Мебель**
- ✓ Без мебели

- Кухня**
- ✓ Частично оборудованная

- Сад**
- ✓ Приватный

- меры безопасности**
- ✓ Сейф

- Парковка**
- ✓ С навесом
 - ✓ Приватная

- Категория**
- ✓ Инвестиции

- Особенности**
- ✓ Приватная терраса
 - ✓ Тренажерный зал
 - ✓ Кладовка
 - ✓ Подсобное помещение
 - ✓ Ванная комната
 - ✓ Двойные стеклопакеты
 - ✓ Подвал

- Коммунальные услуги**
- ✓ Электричество
 - ✓ Питьевая вода
 - ✓ Газ