

# Продажа - Дом - Hacienda Las Chapas

## 2.285.000€

Hacienda Las Chapas

Дом

ИБИ: 4,400 EUR / год

Мусор: 210 EUR / год



6



6



842 m2



1700 m2

High-Yield Investment: Grand Villa with Boutique Aparthotel Potential in Marbella East We are proud to present an extraordinary property in the prestigious enclave of Hacienda Las Chapas, renowned for its luxury, 24-hour security, and Mediterranean charm. This is not just a home; it is a versatile investment opportunity with the rare potential to be operated as a Boutique Aparthotel or a high-end multi-unit rental residence. Unique Concept: Luxury Living with Significant Income The villa's most compelling feature is its intelligent layout, designed for maximum flexibility and revenue generation: 4 Independent Apartments: The property is currently configured into four fully autonomous units. In total you have 6 bedrooms and 6 bathrooms. Each apartment is equipped with its own private kitchen, en-suite bathroom, central heating, and air conditioning. The "Live & Rent" Model: The upper floor is perfectly suited as a magnificent master penthouse for the owner, while the three lower apartments can be rented out independently, offering enormous rental potential. Boutique Aparthotel Potential: With a total of 4 kitchens and independent access points, this property is a turnkey solution for a small-scale luxury hotel business. Seamless Conversion: While currently multi-functional, the architectural design allows for an easy conversion back into a massive, single-family grand villa if desired. Year-Round Luxury & Wellness Designed to attract guests and provide comfort even in the winter months, ensuring a 365-day rental season: Heated Oasis: Features a large swimming pool, fully heated for winter use, alongside a private sauna. Panoramic Vistas: Almost every apartment enjoys breathtaking panoramic sea views over the Mediterranean. Sustainability & Tech: Equipped with solar panels for energy efficiency, central heating, and full climate control (Aircon throughout). Future-Proof: Space is available and pre-configured for an elevator installation, connecting all levels for total accessibility. Prime Location in Hacienda Las Chapas Situated in a quiet cul-de-sac, the villa combines total privacy with unbeatable connectivity: Beach & Dining: Only 5 minutes by car to Marbella's best dunes and top-tier chiringuitos. Marbella Center: A short 7-minute drive. Puerto Banús: 12 minutes away. Málaga Airport: Approximately 30 minutes. Summary This is a rare find in Marbella East. Whether you are looking for a multi-generational family estate, a prestigious corporate retreat, or a high-yield investment property with a proven structure for independent rentals, this villa offers a unique combination of scale, charm, and profit potential. Setting : Close To Golf, Close To Shops, Close To Sea, Close To Schools, Close To Forest, Urbanisation. Orientation : East, South East, South, West. Condition : Excellent. Pool : Private, Heated. Climate Control : Air Conditioning, Central Heating, Fireplace. Views : Sea, Panoramic. Features : Covered Terrace, Private Terrace, Satellite TV, WiFi, Storage Room, Utility Room, Barbeque, Double Glazing, Basement, Fiber Optic. Furniture : Part Furnished. Kitchen : Fully Fitted. Garden : Private. Security : Alarm System, 24 Hour Security. Parking : Garage, More Than One, Private. Utilities : Electricity, Drinkable Water, Gas, Solar water heating. Category : Bargain, Luxury, Resale.

**Расположение**

- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Близко к школам
- ✓ Рядом с лесом
- ✓ Урбанизация

**Климат-контроль**

- ✓ Кондиционер
- ✓ Центральное отопление
- ✓ Камин

**Кухня**

- ✓ Полностью оборудованная

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода
- ✓ Газ
- ✓ Солнечный нагрев воды

**ОРИЕНТАЦИЯ**

- ✓ Восток
- ✓ Юго-восток
- ✓ Юг
- ✓ Запад

**ВИД**

- ✓ Море
- ✓ Панорамный

**Сад**

- ✓ Приватный

**Категория**

- ✓ Выгодное предложение
- ✓ Элитная
- ✓ Перепродажа

**Состояние**

- ✓ Отличное

**Особенности**

- ✓ Крытая терраса
- ✓ Приватная терраса
- ✓ Спутниковое телевидение
- ✓ WiFi
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Барбекю
- ✓ Двойные стеклопакеты
- ✓ Подвал
- ✓ Оптическое волокно

**меры безопасности**

- ✓ Сигнализация
- ✓ Охрана 24 часа

**бассейн**

- ✓ Приватный
- ✓ С подогревом

**Мебель**

- ✓ Частично меблированный

**Парковка**

- ✓ Гараж
- ✓ Более чем один
- ✓ Приватная















































