

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 m<sup>2</sup> 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 m<sup>2</sup> • Built Area: 515 m<sup>2</sup> • 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

#### ВИД

- ✓ Море
- ✓ Бассейн
- ✓ Лес

#### Сад

- ✓ Приватный

#### Категория

- ✓ Инвестиции

#### Состояние

- ✓ Нужен ремонт

#### Особенности

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

#### меры безопасности

- ✓ Сейф

#### бассейн

- ✓ Приватный

#### Мебель

- ✓ Без мебели

#### Парковка

- ✓ С навесом
- ✓ Приватная

#### Климат-контроль

- ✓ Камин

#### Кухня

- ✓ Частично оборудованная

#### Коммунальные услуги

- ✓ Электричество
- ✓ Питьевая вода
- ✓ Газ

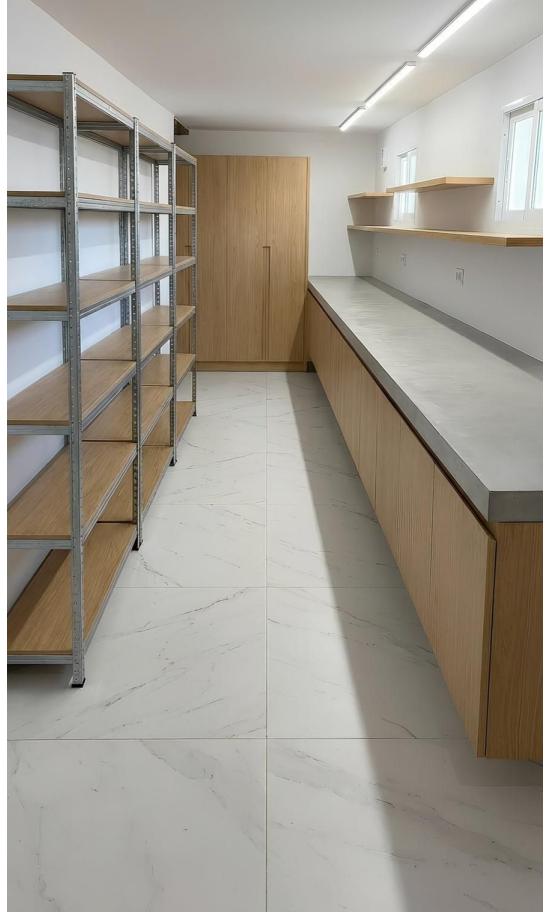


























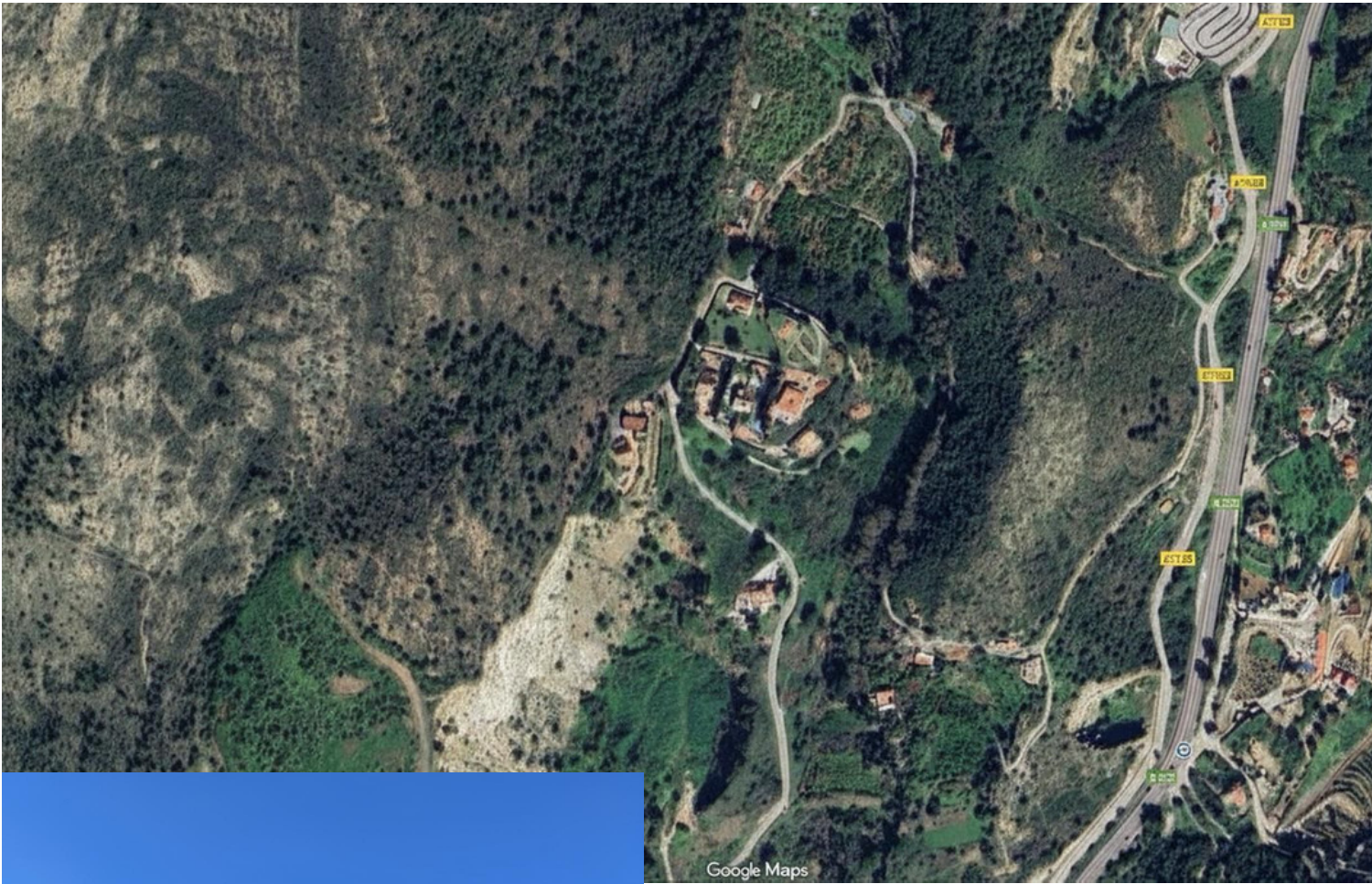










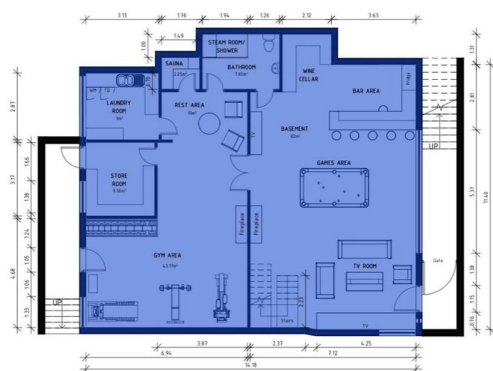




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