

Ref.-ID: MIBGR5439904

Marbella

Дом

Коммунальные: 1,500 EUR / год

ИБИ: 166 EUR / год



5



4



453 m2

With spectacular views, over 400 m<sup>2</sup> of living space, and just 6 minutes from La Cañada Shopping Mall, this semi-detached property offers a rare balance between the vibrant lifestyle of Marbella and the serene charm of the Andalusian countryside. Located directly across the road from Palo Alto, the property lives and functions like a stand-alone villa: the Mediterranean Sea stretches out in front, a natural stone mountain wall borders the left side, and the plot extends to more than 1,400 m<sup>2</sup>. A fully separate 77 m<sup>2</sup> guest house with sea views adds to its uniqueness. Marbella town centre is a 10-minute drive away, and Puerto Banús just 12 minutes. The community comprises only 7 properties, set in the middle of Sierra de las Nieves National Park — quiet, safe, and truly countryside in feel. It's perfect for anyone seeking outstanding views and nature while remaining 15 minutes from everything. Offers are invited from €1.6M (approximately €4,000/m<sup>2</sup>), representing excellent value compared with the average property in Marbella. Important note: The seller has upgraded to a larger property within the same community, so handover can only take place in 2027/2028. If purchased today with 70-80% bank financing, the seller returns the 20-30% down payment to the buyer until handover—leaving a net cash outlay limited to closing costs and purchase taxes.

#### ОРИЕНТАЦИЯ

✓ Юг

#### ВИД

✓ Море

#### Коммунальные услуги

✓ Электричество  
✓ Питательная вода  
✓ Фотоэлектрические  
солнечные панели

#### Состояние

✓ Недавно отремонтированная

#### Особенности

✓ Встроенные шкафы  
✓ Приватная терраса  
✓ WiFi  
✓ Апартаменты для гостей  
✓ Ванная комната  
✓ Барбекю  
✓ Подвал

#### Категория

✓ Инвестиции  
✓ Элитная

#### бассейн

✓ Приватный

#### Мебель

✓ Полностью меблированный

#### Климат-контроль

✓ Кондиционер

#### Сад

✓ Приватный





























































