

**Ref.-ID: MIBGR5441626**

**Marbella**

**Дом**



**6**



**4**



**600 m2**



**2700 m2**

This exceptional villa, set on a generous 2,750m<sup>2</sup> plot in the heart of Marbella, presents a rare investment opportunity for those seeking to create their dream home. With a prime central location, this property offers unparalleled access to the best of Marbella's amenities, beaches, and lifestyle. The villa boasts 6 spacious bedrooms, ideal for large families or hosting guests, and includes 2 separate apartments—perfect for rental income, guest accommodation, or even a home office setup. While in need of renovation, the potential of this property is immense. The spaciousness of the plot also presents an exciting opportunity for future development. Given its substantial size, there is the potential to subdivide the land and construct two separate villas side by side. This option allows for flexible planning, whether for personal use, investment, or creating a multi-family living space. The generous dimensions of the plot ensure that both villas would have ample room for individual outdoor areas, maintaining privacy and comfort. This makes the property not only a valuable asset but also one with versatile possibilities for expansion and growth. The expansive plot allows for a wide range of possibilities, from landscaping and outdoor entertaining areas to adding a pool or further expanding the living space. The layout of the house offers ample natural light, open-plan living spaces, and terraces that could be redesigned to capture stunning views of the surrounding area. With its unbeatable central location, generous plot size, and flexible layout, this villa is a fantastic investment for anyone looking to customize a luxury residence in one of Marbella's most sought-after neighborhoods. OPPORTUNITY A. to fully renovate the existing villa of some 400m<sup>2</sup> plus 200m<sup>2</sup> covered Terraces. Renovate the large 8 x 5 metre swimming pool Renovate the 2581m<sup>2</sup> plot including garage and parking spaces for 4 to 6 cars. B. Demolish the existing villa and construct two modern villas on the plot each with separate private swimming pool and garden and potential underground parking. C. Demolish the existing villa and apply for potential small apartment building with underground parking and private swimming pool and landscaped garden. Enclosed please find an approximate plan of the existing property without guarantee of its accuracy and a copy of the plot.









