

Sales - House - Marbesa
1.395.000€



Ref.-ID: R5026333

Marbesa

House

IBI: 1,605 EUR / year

Rubbish: 139 EUR / year



3



2



172 m2



950 m2

Charming Andalusian Villa with Building License in Prime Marbesa Location A rare opportunity in one of Marbesa's most desirable settings—just 200 meters from the beach and adjacent to a peaceful green park. This authentic Andalusian-style villa is full of character, offering spacious, light-filled living areas, a stunning terrace, and a beautifully landscaped mature garden with impressive palm trees. From the rooftop terrace, enjoy sweeping views over green Marbesa. The property includes a full set of approved plans and measurements for a brand-new, modern villa of 591m², with a building license already in place—ready for development. There is also the possibility to renovate the current villa. A cost estimate is available for adding a fourth bedroom with en-suite bathroom on the rooftop, with the staircase potentially integrated into the existing structure. Whether you choose to build a contemporary masterpiece or enhance the charm of the existing home, this property offers outstanding potential in a peaceful yet vibrant neighborhood—close to Nikki Beach, Don Carlos Hotel, fine restaurants, boutiques, world-class golf, and the charming Cabopino marina. A rare find in a prime location with exceptional potential.

Setting

- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools

Orientation

- ✓ South East
- ✓ South
- ✓ South West

Pool

- ✓ Private

Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Central Heating

Features

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Marble Flooring
- ✓ Barbeque
- ✓ Double Glazing

Furniture

- ✓ Part Furnished

Kitchen

- ✓ Partially Fitted

Garden

- ✓ Private

Security

- ✓ Alarm System

Parking

- ✓ Garage
- ✓ Street