

Sales - House - Marbella
1.350.000€



Ref.-ID: R5255524

Marbella

House



8



8



515 m2



500 m2

Investment & Development Opportunity 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 558 m² 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 m² • Built Area: 515 m² • 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

- Setting**
- ✓ Close To Shops
 - ✓ Close To Sea
 - ✓ Close To Town
 - ✓ Close To Schools

- Condition**
- ✓ Renovation Required

- Pool**
- ✓ Private

- Climate Control**
- ✓ Fireplace

- Views**
- ✓ Sea
 - ✓ Pool
 - ✓ Forest

- Features**
- ✓ Private Terrace
 - ✓ Gym
 - ✓ Storage Room
 - ✓ Utility Room
 - ✓ Ensuite Bathroom
 - ✓ Double Glazing
 - ✓ Basement

- Furniture**
- ✓ Not Furnished

- Kitchen**
- ✓ Partially Fitted

- Garden**
- ✓ Private

- Security**
- ✓ Safe

- Parking**
- ✓ Covered
 - ✓ Private

- Utilities**
- ✓ Electricity
 - ✓ Drinkable Water
 - ✓ Gas

- Category**
- ✓ Investment