

## Sales - House - Marbella

# 1.350.000€



**Ref.-ID: R5255524**

**Marbella**

**House**



**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

- 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