

Sales - House - Marbesa
1.395.000€

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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