

Sales - House - Marbella
1.350.000€

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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 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 <ul style="list-style-type: none">✓ Close To Shops✓ Close To Sea✓ Close To Town✓ Close To Schools	Condition <ul style="list-style-type: none">✓ Renovation Required	Pool <ul style="list-style-type: none">✓ Private	Climate Control <ul style="list-style-type: none">✓ Fireplace	Views <ul style="list-style-type: none">✓ Sea✓ Pool✓ Forest	Features <ul style="list-style-type: none">✓ Private Terrace✓ Gym✓ Storage Room✓ Utility Room✓ Ensuite Bathroom✓ Double Glazing✓ Basement
Furniture <ul style="list-style-type: none">✓ Not Furnished	Kitchen <ul style="list-style-type: none">✓ Partially Fitted	Garden <ul style="list-style-type: none">✓ Private	Security <ul style="list-style-type: none">✓ Safe	Parking <ul style="list-style-type: none">✓ Covered✓ Private	Utilities <ul style="list-style-type: none">✓ Electricity✓ Drinkable Water✓ Gas
Category <ul style="list-style-type: none">✓ Investment					