



Sales - House - Marbella

**1.350.000€**

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Ref.-ID: R5255524

Marbella

House



8



8



608 m<sup>2</sup>



500 m<sup>2</sup>

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

<b>Setting</b>	<b>Condition</b>	<b>Pool</b>	<b>Climate Control</b>	<b>Views</b>	<b>Features</b>
✓ Close To Shops	✓ Renovation Required	✓ Private	✓ Fireplace	✓ Sea	✓ Private Terrace
✓ Close To Sea				✓ Pool	✓ Gym
✓ Close To Town				✓ Forest	✓ Storage Room
✓ Close To Schools					✓ Utility Room
					✓ Ensuite Bathroom
					✓ Double Glazing
					✓ Basement
<b>Furniture</b>	<b>Kitchen</b>	<b>Garden</b>	<b>Security</b>	<b>Parking</b>	<b>Utilities</b>
✓ Not Furnished	✓ Partially Fitted	✓ Private	✓ Safe	✓ Covered	✓ Electricity
				✓ Private	✓ Drinkable Water
					✓ Gas
<b>Category</b>					
✓ Investment					