

Продажа - Дом - Marbella

**1.350.000€**

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Ref.-ID: R5255524

Marbella

Дом



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

**Расположение**  
 Рядом с магазинами  
 Рядом с морем  
 Рядом с городом  
 Близко к школам

**Состояние**  
 Нужен ремонт

**бассейн**  
 Приватный

**Климат-контроль**  
 Камин

**вид**  
 Море  
 Бассейн  
 Лес

**Особенности**  
 Приватная терраса  
 Тренажерный зал  
 Кладовка  
 Подсобное помещение  
 Ванная комната  
 Двойные стеклопакеты  
 Подвал

**Мебель**  
 Без мебели

**Кухня**  
 Частично оборудованная

**Сад**  
 Приватный

**меры безопасности**  
 Сейф

**Парковка**  
 С навесом  
 Приватная

**Коммунальные услуги**  
 Электричество  
 Питьевая вода  
 Газ

**Категория**  
 Инвестиции