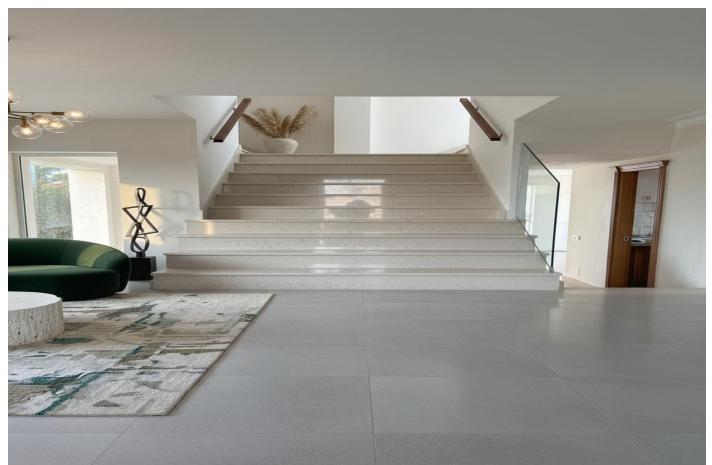




## Detached Villa for sale in Marbella, Marbella Central

1 350 000 €

Référence: R5255524 Chambres: 8 Bain: 8 Terrain: 500m<sup>2</sup> Construite: 608m<sup>2</sup> Terrasse: 545m<sup>2</sup>



## Costa del Sol, Marbella

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

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- Beaches: 9 minutes

## Spécification:

Caractéristiques	Climatisation	Vues
Terrasse privée	Cheminée	Mer
Salle de stockage		Piscine
Salle de bain attenante		Forêt
Double vitrage		
Salle de sport		
Buanderie		
Sous-sol		
Paramètre	Condition	Piscine
Près de la mer	Rénovation requise	Private
Proche des magasins		
Près de la ville		
Près des écoles		
Meubles	Cuisine	Jardin
Non meublé	Partiellement ajusté	Private
Sécurité	Parking	Services publics
Safe	Private	Électricité
	Covered	Eau potable
		Gaz
Catégorie		
Investissement		