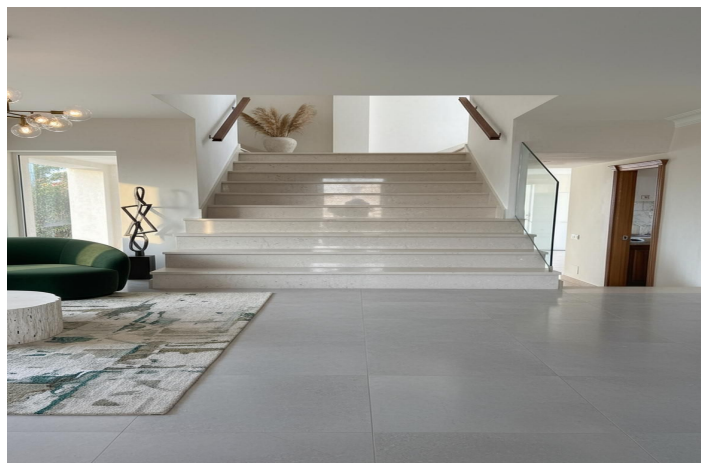




## Frakoblet villa til salg i Marbella, Marbella

1.350.000 €

Reference: R5255524   Soveværelser: 8   Badeværelser: 8   Grundstørrelse: 500m<sup>2</sup>   Byg Størrelse: 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 • Beaches: 9 minutes



## Funktioner:

### Funktioner

Privat terrasse  
Opbevaringsrum  
Ensuite badeværelse  
Dobbeltvindue  
Gymnastiksal  
Værktøjsrum  
Kælder

### Indstilling

Tæt på havet  
Tæt på butikker  
Tæt på byen  
Tæt på skoler

### Møbel

Ikke møbleret

### Sikkerhed

Sikker

### Kategori

Investering

### Klimakontrol

Ildsted

### Tilstand

Renovering krævet

### Køkken

Delvist monteret

### Parkering

Privat  
Dækket

### Synspunkter

Hav  
Pool  
Skov

### Pool

Privat

### Have

Privat

### Hjælpeprogrammer

Elektricitet  
Drikkeligt vand  
Gas