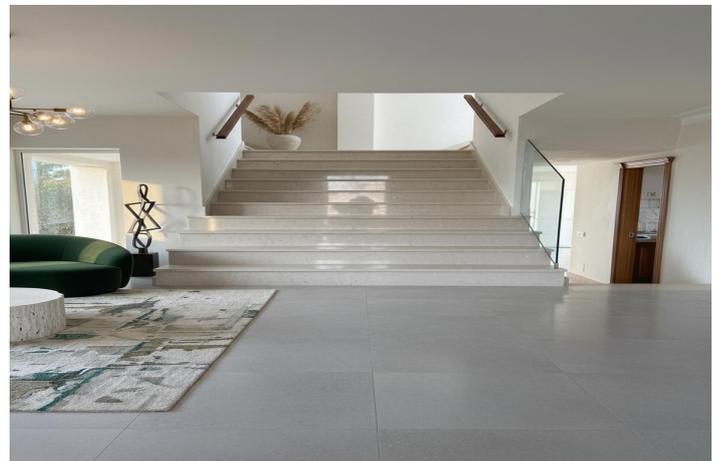




## Detached Villa for sale in Marbella, Marbella

1,350,000 €

Reference: R5255524 Bedrooms: 8 Bathrooms: 8 Plot Size: 500m<sup>2</sup> Build Size: 608m<sup>2</sup> Terrace: 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





## Features:

### Features

Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Gym  
Utility Room  
Basement

### Setting

Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Not Furnished

### Security

Safe

### Category

Investment

### Climate Control

Fireplace

### Condition

Renovation Required

### Kitchen

Partially Fitted

### Parking

Private  
Covered

### Views

Sea  
Pool  
Forest

### Pool

Private

### Garden

Private

### Utilities

Electricity  
Drinkable Water  
Gas