



## Detached Villa for sale in Marbella, Marbella Central

**1,350,000 €**

Reference: R5255524   Bedrooms: 8   Bathrooms: 8   Plot Size: 500m<sup>2</sup>   Build Size: 515m<sup>2</sup>   Terrace: 545m<sup>2</sup>





## Costa del Sol, Marbella

Investment & Development Opportunity which requires renovation (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 558 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         | Climate Control     | Views           |
|------------------|---------------------|-----------------|
| Private Terrace  | Fireplace           | Sea             |
| Storage Room     |                     | Pool            |
| Ensuite Bathroom |                     | Forest          |
| Double Glazing   |                     |                 |
| Gym              |                     |                 |
| Utility Room     |                     |                 |
| Basement         |                     |                 |
| Setting          | Condition           | Pool            |
| Close To Sea     | Renovation Required | Private         |
| Close To Shops   |                     |                 |
| Close To Town    |                     |                 |
| Close To Schools |                     |                 |
| Furniture        | Kitchen             | Garden          |
| Not Furnished    | Partially Fitted    | Private         |
| Security         | Parking             | Utilities       |
| Safe             | Private             | Electricity     |
|                  | Covered             | Drinkable Water |
|                  |                     | Gas             |
| Category         |                     |                 |
| Investment       |                     |                 |