



# Residentiele Percelen te koop in Guadalmina Baja, Marbella West

9.800.000 €

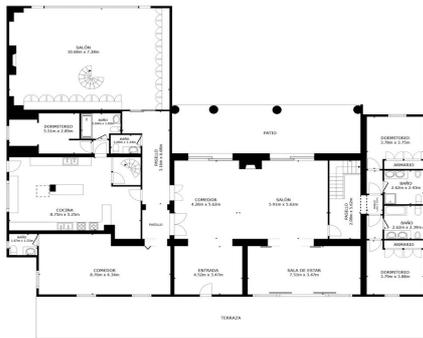
Referentie: R5319490 Plotgrootte: 8.908m<sup>2</sup>



PLANTA 1

ÁREA INTERNA BRUTA  
PLANTA 1: 146,3 m<sup>2</sup> PLANTA 2: 287,5 m<sup>2</sup> PLANTA 3: 118,2 m<sup>2</sup>  
ÁREAS EXCLUIDAS - GARAJE: 42,5 m<sup>2</sup> PATIO: 43,8 m<sup>2</sup> TERRAZA: 78,1 m<sup>2</sup>  
TOTAL: 653,9 m<sup>2</sup>

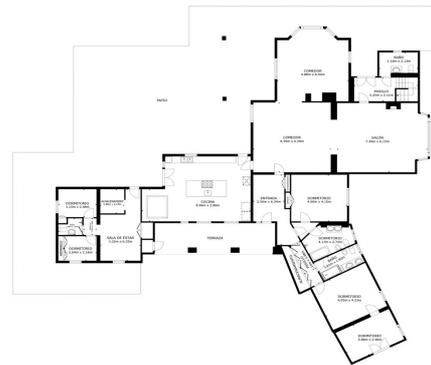
LOS TAMAÑOS Y LAS DIMENSIONES SON APROXIMADAS Y PUEDEN VARIAR EN ALGUNOS CASOS.



PLANTA 2

ÁREA INTERNA BRUTA  
PLANTA 1: 146,3 m<sup>2</sup> PLANTA 2: 287,5 m<sup>2</sup> PLANTA 3: 118,2 m<sup>2</sup>  
ÁREAS EXCLUIDAS - GARAJE: 42,5 m<sup>2</sup> PATIO: 43,8 m<sup>2</sup> TERRAZA: 78,1 m<sup>2</sup>  
TOTAL: 653,9 m<sup>2</sup>

LOS TAMAÑOS Y LAS DIMENSIONES SON APROXIMADAS Y PUEDEN VARIAR EN ALGUNOS CASOS.



PLANTA 1

ÁREA INTERNA BRUTA  
PLANTA 1: 279,9 m<sup>2</sup> PLANTA 2: 118,2 m<sup>2</sup>  
ÁREAS EXCLUIDAS - PATIO: 31,5 m<sup>2</sup> TERRAZA: 25,9 m<sup>2</sup>  
TOTAL: 445,6 m<sup>2</sup>

LOS TAMAÑOS Y LAS DIMENSIONES SON APROXIMADAS Y PUEDEN VARIAR EN ALGUNOS CASOS.





---

## Costa del Sol, Guadalmina Baja

### A UNIQUE ENSEMBLE IN A PRIVILEGED SETTING

Located in the heart of the prestigious Guadalmina Baja urbanization, one of the most exclusive and peaceful residential areas on the Costa del Sol, this is a once-in-a-lifetime opportunity for those seeking a singular project just a few meters from the sea.

Two traditional Andalusian-style properties forming a single, extensive plot make up this spectacular estate, surrounded by mature gardens, lush vegetation, and total privacy.

### MAIN FEATURES

Plot of 3.908 m<sup>2</sup> with a 650 m<sup>2</sup> villa + independent guest house.

Plot of 5.000 m<sup>2</sup> with a 450 m<sup>2</sup> villa.

2 swimming pools, spacious porches and terraces, gym and lush gardens.

Habitable properties, ideal for updating or developing a new residential concept.

### DEVELOPMENT POSSIBILITIES

1. Renovate the existing villas, restoring their original Andalusian charm and reestablishing their independence with a dividing wall.
2. Build two contemporary, independent villas, maximizing the potential of each plot in this exclusive setting.
3. Subdivide into four plots, allowing the construction of four luxury villas (minimum 2,000 m<sup>2</sup> each), with the option of a shared gated entrance and security post to create an exclusive private enclave.

### A PRIVILEGED LOCATION

Guadalmina Baja is synonymous with elegance, tranquility, and proximity to the sea.

Its high-end environment, wide tree-lined avenues, proximity to the Guadalmina Golf Course, international schools, and its closeness to Puerto Banús and Marbella center make it one of the most desirable addresses on the Costa del Sol.

### AN INVESTMENT WITH VISION

Whether you are seeking an exclusive family residence or a high-potential investment, this estate offers versatility, long-term value, and an unbeatable location.

An exceptional opportunity to create a tailor-made project in one of Marbella's most prestigious areas.

### ZONING REGULATIONS (UE-5)

Minimum plot size: 2.000 m<sup>2</sup>

Maximum buildability: 0,25 m<sup>2</sup>t/m<sup>2</sup>s

Maximum occupancy: 20%

"As rare as a bird of paradise, those who recognize its song will know: such chances don't return"



## Kenmerken:

### Ligging

Dicht bij strand  
Dichtbij golfbaan  
Dichtbij zee  
Dichtbij scholen

### Parkeergelegenheid

private Parking

### Zwembad

private Pool

### Tuin

private Garden