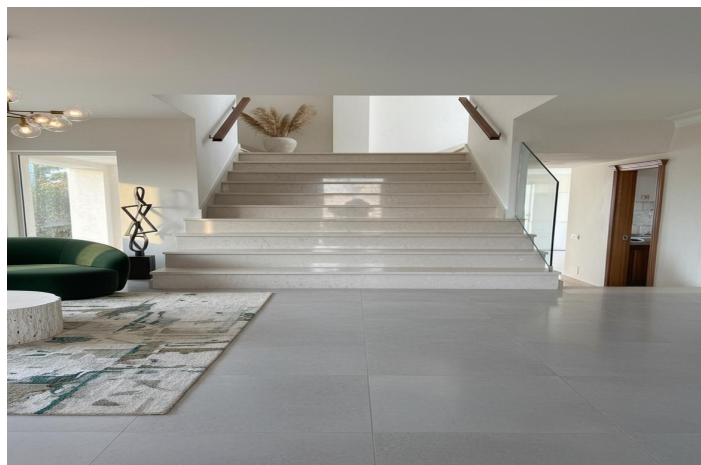




## Villa - Chalet en venta en Marbella, Marbella

1.350.000 €

Referencia: R5255524    Dormitorios: 8    Baños: 8    Terreno: 500m<sup>2</sup>    Construido: 515m<sup>2</sup>    Terraza: 545m<sup>2</sup>





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## Costa del Sol, Marbella

**Investment & Development Opportunity** 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



## Características:

### Características

Terraza Privada  
Trastero - Almacén  
Baño En-Suite  
Doble acristalamiento  
Gimnasio  
Lavadero  
Sótano

### Posición

Cerca del Mar  
Cerca de Tiendas  
Cerca de Ciudad  
Cerca de Colegios

### Muebles

Sin Amueblar

### Seguridad

Caja fuerte

### Categoría

Inversion

### Climatización

Chimenea

### Estado

Necesita Reformas

### Cocina

Cocina Parcialmente Equipada

### Aparcamiento

Parking Privado  
Parking Cubierto

### Vistas

Vistas al Mar  
Vistas a Piscina  
Vistas a Bosques

### Piscina

Piscina Privada

### Jardin

Jardín Privado

### Servicios Públicos

Electricidad  
Agua Potable  
Gas