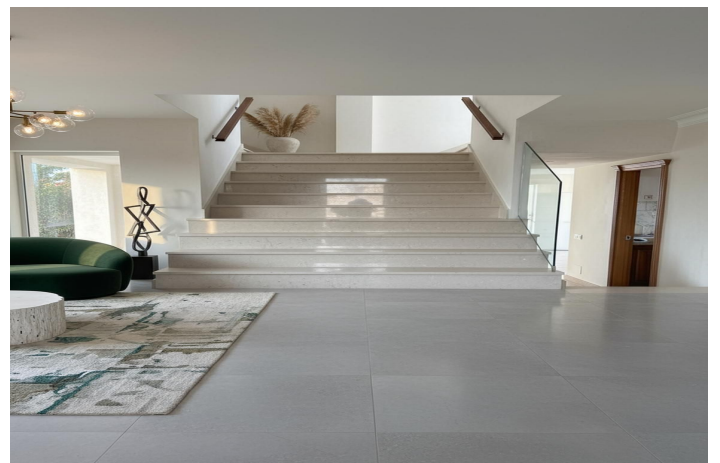




## Detached Villa for sale in Marbella Town, Marbella

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>





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## Costa del Sol, Marbella Town

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