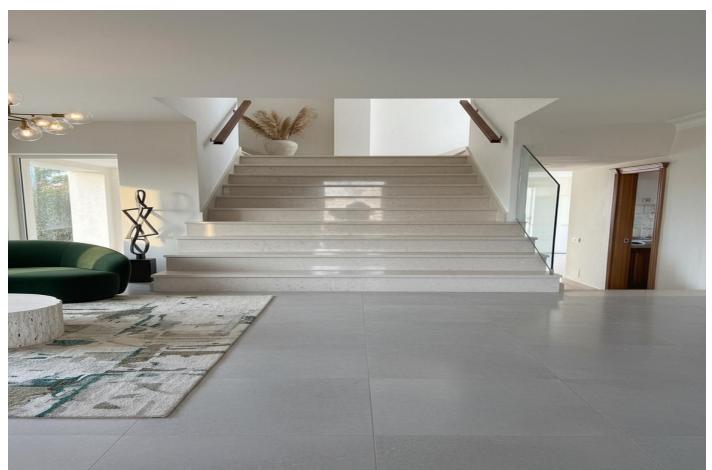




## Detached Villa for sale in Marbella Town, Marbella

**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>



## 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	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		