



## HOUSE 8 BEDROOMS 8 BATHROOMS IN MARBELLA

 Marbella

REF# R5255524 €1,350,000

BEDS

8

BATHS

8

BUILT

515 m<sup>2</sup>

PLOT

500 m<sup>2</sup>

TERRACE

545 m<sup>2</sup>

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

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*Marbella*

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

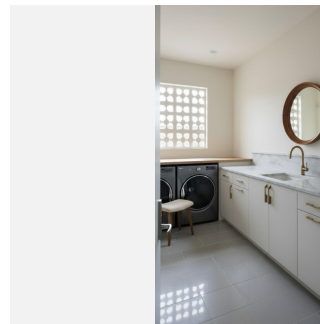
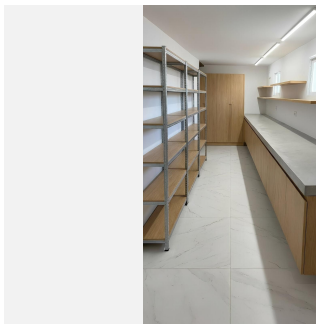
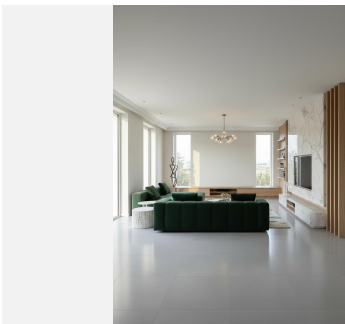
Part of an exclusive community of just six residences, accessed via a single private road, ensuring discretion and peace of mind.

## 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

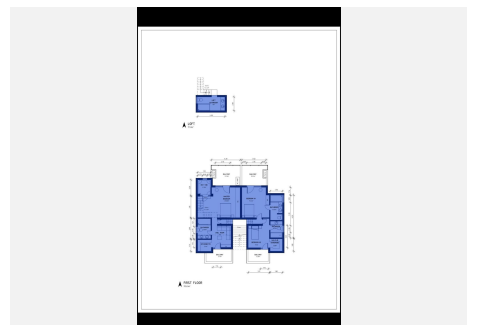
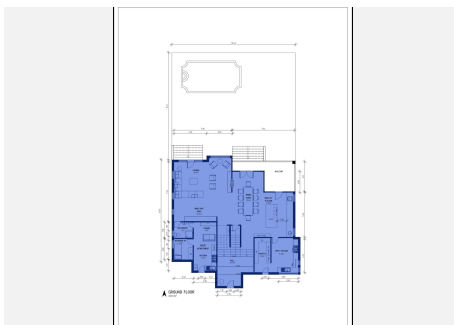
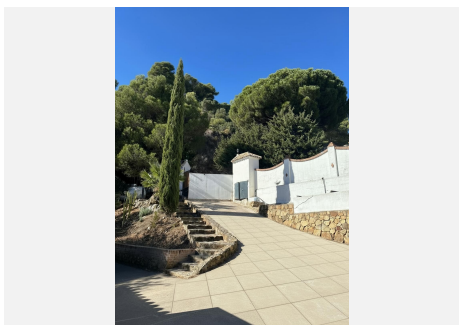
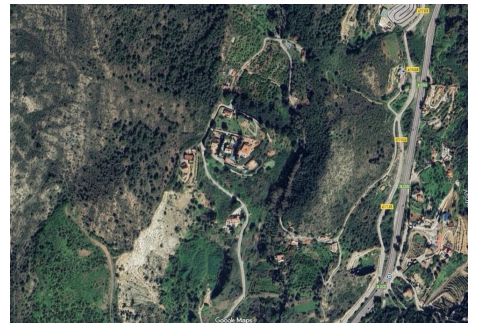
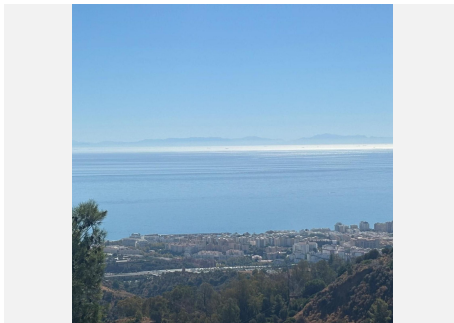
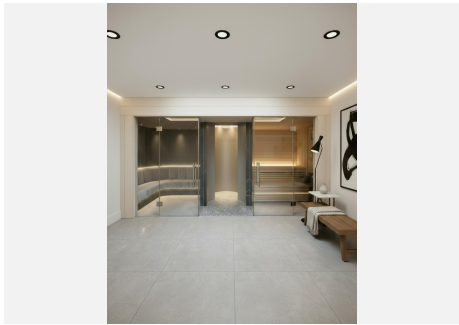
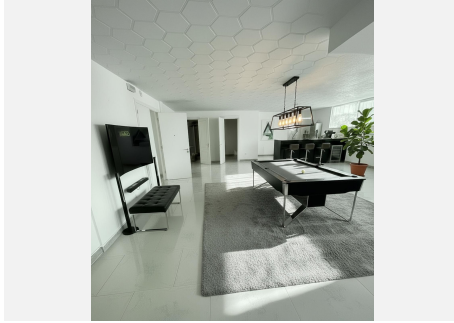


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