





# Detached Villa in Marbella

Price **€ 1,350,000**

|            |                           |
|------------|---------------------------|
| Bedrooms   | <b>8</b>                  |
| Bathrooms  | <b>8</b>                  |
| Build Size | <b>608 m<sup>2</sup></b>  |
| Terrace    | <b>545 m<sup>2</sup></b>  |
| Plot Size  | <b>1653 m<sup>2</sup></b> |

## SETTING

- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

## CONDITION

- ✓ Renovation Required

## POOL

- ✓ Private

## CLIMATE CONTROL

- ✓ Fireplace

## VIEWS

- ✓ Sea
- ✓ Pool
- ✓ Forest

## FEATURES

- ✓ Private Terrace
- ✓ Gym
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Basement

## FURNITURE

- ✓ Not Furnished

## KITCHEN

- ✓ Partially Fitted

## GARDEN

- ✓ Private

## SECURITY

- ✓ Safe

## PARKING

- ✓ Covered
- ✓ Private

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Gas

## CATEGORY

- ✓ Investment

---

### 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

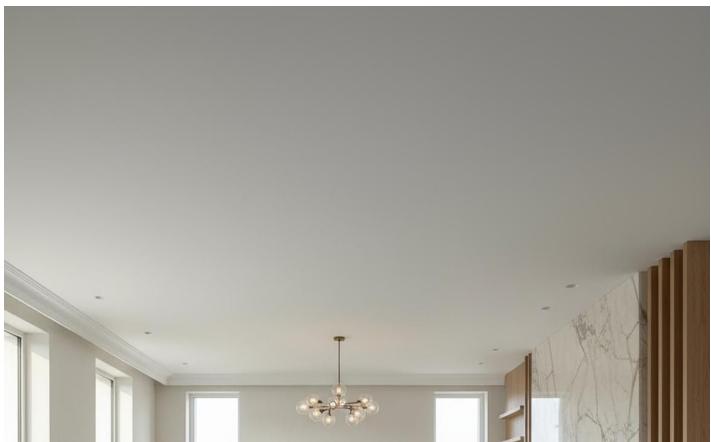
- Plot Size: 1,859 m<sup>2</sup>
- Built Area: 515 m<sup>2</sup>
- Floors: 3
- Accommodation: 8 Bedrooms | 8 Bathrooms
- Amenities:
  - Private swimming pool
  - space for a Spa, gym, sauna & steam room
  - space for Wine cellar
  - space for Bar & games room

##### Lifestyle & Connectivity

- La Cañada Shopping Mall: 6 minutes
- Marbella City Centre: 9 minutes
- Puerto Banús: 12 minutes
- Beaches: 9 minutes

[View Property Online](#)

## GALLERY







---

ViVi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: [sales@vivi-realestate.com](mailto:sales@vivi-realestate.com) | Web: [www.vivi-realestate.com](http://www.vivi-realestate.com)