



Majestic Mediterranean style villa for sale, with sea views, in a natural setting east of Marbella centre
Marbella Area

🏠 House 📏 Plot 3200 m² 🏡 Built 750 m² 📏 - 🛏 5 🚿 6 🏠 # Ref. 162002

🏠 1.995.000 €

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Charming, Spanish luxury villa with stunning sea views in East Marbella

SALE AGREED

HIGHLIGHTS

- In an exclusive residential community.
- Extensive plot of 3,200m².
- Panoramic views.
- 5 bedrooms, 6 bathrooms.
- Internal guest or staff accommodation.
- Ready to move in.
- Investment opportunity! (read below)

THE LOCATION

Exclusive location in a 24-hour secure estate east of Marbella centre.

This fairytale location offers **magnificent panoramic views over the Mediterranean Sea to the Sierra Nevada, Gibraltar and the coast of Africa.**

Only 5% of the estate is built, leaving the large, green and lush areas with protected cork oaks and pine trees untouched.

Within a 10-minute drive you will find all amenities including banks, shopping centres, restaurants, bars, schools and all kinds of entertainment venues.

The beautiful sandy beaches of East Marbella, generally considered to be the best and most beautiful in the region, are just a 10-minute drive away.

20 minutes' drive to Marbella centre, 30 minutes to Puerto Banus.

THE VILLA

In figures:

Plot: 3,200m²
Built area: 750m²
Bedrooms: 5
Bathrooms: 6
Guest toilet
3 floors

INVESTMENT OPPORTUNITY: RENOVATION PROJECT WITH HIGH ROI POTENTIAL

Bank Valuation: € 2,500,000

Renovation Cost Estimate: € 350,000 – € 400,000
Projected Sales Price Post-Renovation: € 3,000,000 +

General:

Large plot of 3,200m², situated in an elevated position.

Manicured landscaped garden with lots of greenery.

In-built private swimming pool surrounded by a sun deck.

Several open and covered terraces around the villa offer the opportunity to enjoy the pleasant Mediterranean climate.

Barbecue area.

The breathtaking views extend over the rolling hills and the valley, with the glistening Mediterranean Sea in the distance.

Description:

Detached villa with a traditional Spanish architectural style.

Carefully renovated in 2020.

Large windows let in plenty of light, while the Mediterranean influences provide a calming and serene atmosphere.

The majestic, double-height central part of the villa shines with its imposing ceiling and enormous windows, creating an unparalleled and spectacular atmosphere.

The practical kitchen is equipped with high-quality appliances and has a cooking island with a cozy breakfast bar.

5 bedrooms, 6 bathrooms and separate toilet.

An **indoor guest or staff quarters** provides a private living room, kitchenette and an en-suite bedroom.

Relaxation areas including a games room.

Marble floors.

Laundry room.

Storage room.

Spacious driveway with parking for several cars.

Other features:

Air conditioning for cooling and heating.

Underfloor heating throughout the villa.

Fireplace.

Double glazing.

Fitted wardrobes.

Motorized blinds.

Outdoor lighting.

Satellite TV.

Solar panels.

Own water source.

Integrated sound system.

Automatic irrigation system.

Furniture is optional.



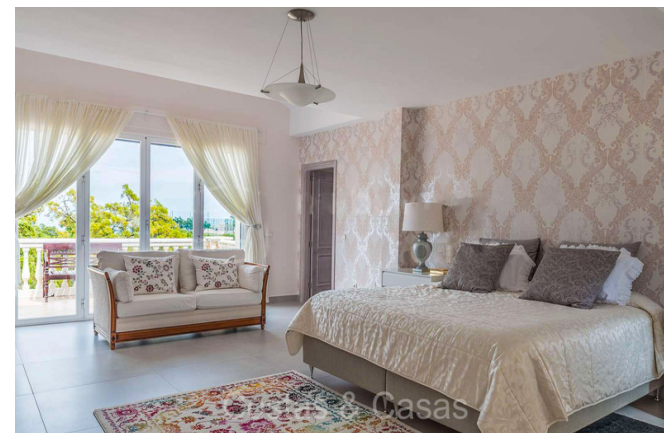
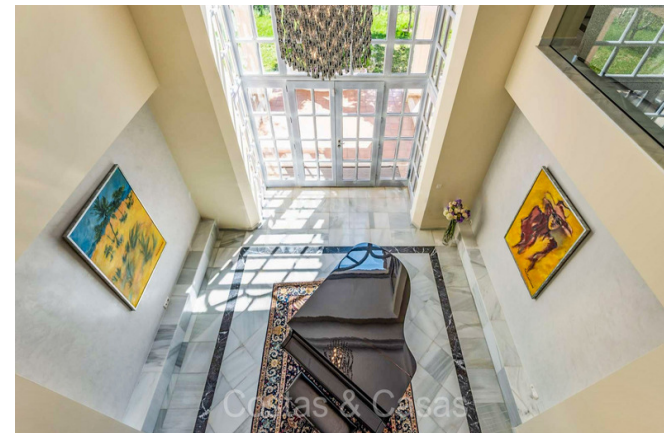
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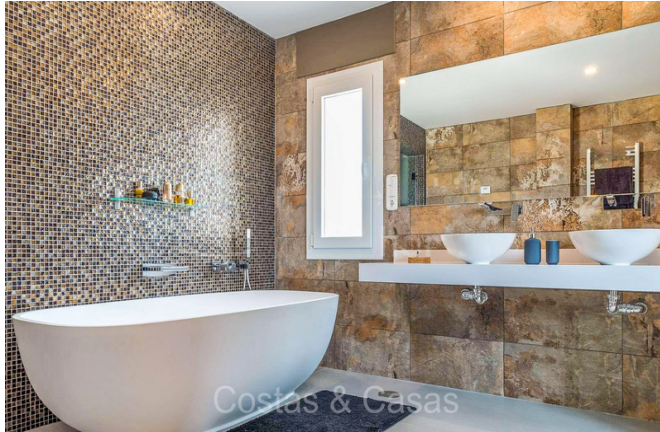
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