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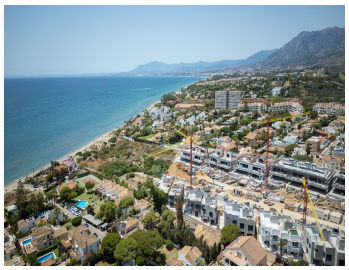
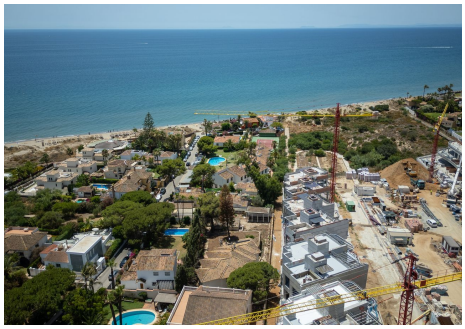
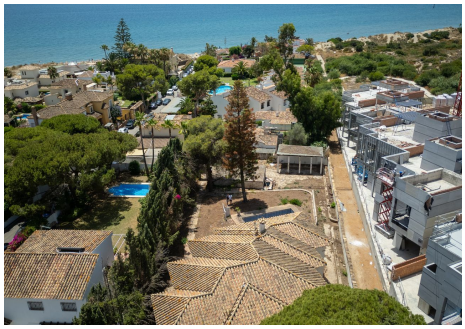
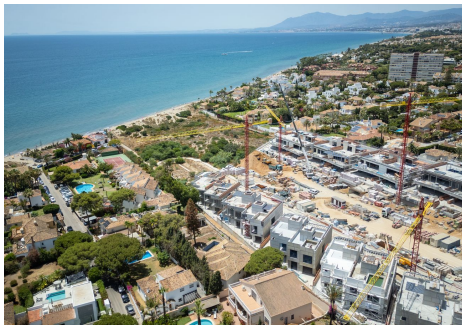
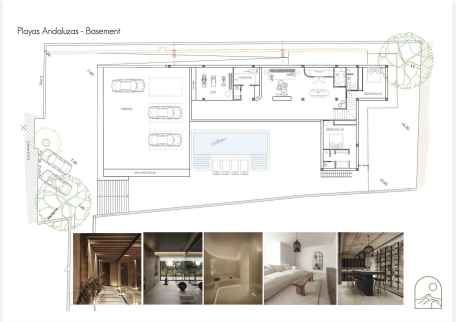
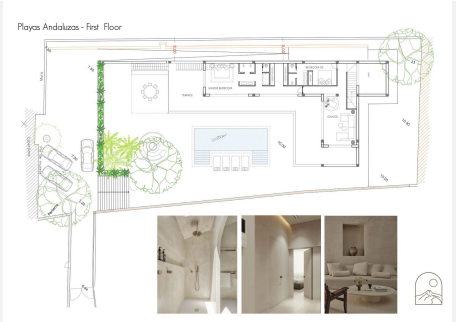
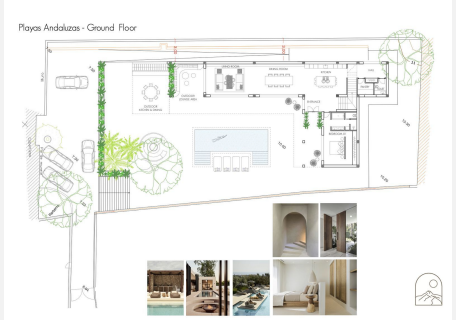


R4771468

El Rosario

REF# R4771468 1.495.000 €

BEDS	BATHS	BUILT	PLOT
4	4	317 m²	1169 m²

EXCLUSIVE INVESTMENT VILLA OPPORTUNITY WITH PROJECT AND LICENSE - ONLY 150 METERS FROM THE BEACH Discover a remarkable investment opportunity nestled in the sought-after neighborhood of Playas Andaluzas, Marbella. Here, the captivating beauty of sandy beaches meets the convenience of nearby amenities, including restaurants, chiringuitos, beach clubs, and schools. This prime location offers an ideal chance for those looking to create their dream home or make a smart investment. The property is situated on a generous plot of nearly 1,169 square meters, just 150 meters from some of Marbella's finest beaches. The project features a stunning Mediterranean beach style design and consists of two floors with a spacious open-plan living room and kitchen, 4 bedrooms, and 4 bathrooms. There is additional space that can be customized to suit the unique taste and style of the new owner. The property requires a complete renovation, presenting an exceptional opportunity to create your own true gem or build a brand-new luxury villa. The plot has a buildability of 35%, allowing for the construction of a completely new villa with a total area of 409 square meters. Furthermore, there is the potential to include a basement and a rooftop terrace. It is important to note that a building license was issued in 2019 and can be renewed. This area is one of Marbella's most sought-after residential locations. Situated in the eastern part of Marbella, it is about a 10-minute drive from the city center and approximately 35 minutes from Malaga International

Airport. Several prestigious golf courses are close to the Playas Andaluzas area, as well as international schools and the Costa del Sol Hospital. Don't miss this extraordinary opportunity to invest in one of Marbella's prime locations.