



R5127163

📍 Marbella

REF# R5127163 1.260.000 €

BEDS

3

BATHS

3

BUILT

276 m²

PLOT

770 m²

Investment Opportunity – Distinctive Villa Within Walking Distance to the Beach | Marbella East

This is your chance to acquire a truly unique villa in the desirable area of Marbella East, just a few minutes' walk from the beach. Set on a generous 770 m² plot with a private pool and manicured garden, this property blends Mediterranean charm with architectural individuality — making it a fantastic option for personal enjoyment or as a high-potential investment.

Key Features

276 m² built area

3 spacious bedrooms

3 bathrooms

Separate kitchen with potential for open-plan design

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Bright interiors with high ceilings

Storage room

Private swimming pool

Well-maintained, mature garden

Unique Mediterranean architecture

Quiet and private location

Walking distance to the beach

### A Villa Full of Character, Light & Space

This villa stands out with its striking architectural lines and flowing curves, setting it apart from typical properties in the area. Inside, the home welcomes you with open, airy spaces, abundant natural light, and high ceilings that create a sense of volume and elegance.

The current layout includes a separate kitchen, ideal for those who enjoy traditional cooking spaces — though the configuration allows easy remodeling into an open-plan living-dining-kitchen area if preferred. The three bedrooms offer comfort and privacy, each with its own charm, and the bathrooms are well-kept and ready for modern updates.

### Lifestyle & Investment Benefits

The private pool is the focal point of outdoor living here, surrounded by a lush garden filled with palms and Mediterranean plants. The 770 m<sup>2</sup> plot offers both peace and potential — a spacious setting for family life or a solid base for a design-led renovation project.

With its excellent location — within walking distance of Marbella's golden beaches, close to international schools, golf clubs, and restaurants — the property offers outstanding value, particularly in a market where modernised villas in similar settings command significantly higher prices.

### Why This Villa Makes Sense

Great renovation potential: A tasteful upgrade could increase the value by 30–40%

Ideal for investors, developers, or end-users

Hard-to-find location: beach proximity, privacy, and generous plot size

Classic Marbella lifestyle with a unique architectural twist

Whether you're looking for a family home, a project with strong upside, or a holiday escape with room to personalise, this villa delivers on all fronts.



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ESTATES

