



R5237047

📍 Benahavís

REF# R5237047 3.899.000 €

BEDS

4

BATHS

4.5

BUILT

759 m<sup>2</sup>

PLOT

5227 m<sup>2</sup>

TERRACE

47 m<sup>2</sup>

### Exclusive Investment Opportunity in a Prime Marbella Location

An exceptional property set in one of Marbella's most prestigious and well-connected residential areas. Surrounded by international schools, championship golf courses, luxury shopping, and pristine beaches, this villa enjoys a location that consistently commands high demand and long-term value.

### Unrivalled Development & Investment Potential

Positioned on a generous plot, the property offers rare possibilities for expansion. With the appropriate permissions, additional villas can be developed, creating a boutique residential project or private estate.

Alternatively, the existing home presents an outstanding renovation opportunity, allowing you to modernise and elevate the villa while preserving its authentic Andalusian charm.

### Elegant Interior Living

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The main lounge features impressive gabled ceilings and is thoughtfully arranged into multiple refined ambiances — a cozy fireside sitting area, a formal dining zone, and a piano lounge. Large windows bathe the interior in natural light and reveal the villa's serene atmosphere.

The fully fitted kitchen offers everyday comfort with a breakfast corner, walk-in pantry, and adjacent laundry room.

Three en-suite bedrooms are located on the main floor, including a bright and private master suite with direct garden access.

## Flexible Lower Level

An additional bedroom with a private entrance is ideal for guests or staff.

This floor also includes storage and a two-car garage, with ample potential to create premium extras such as a home cinema, gym, wine cellar, or independent apartment.

## Private Mediterranean Garden

The manicured garden features mature trees, colourful landscaping, and a private swimming pool, offering an idyllic outdoor setting for relaxation and entertaining.

Additional exterior parking enhances practicality.

## A Rare Marbella Opportunity

Blending a prestigious location, substantial development prospects, and timeless Andalusian character, this villa represents a unique chance to create an exceptional residence or a high-value investment in one of Marbella's most desirable neighbourhoods.



# IDILIQ

ESTATES

