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R5477242

Marbesa

REF# R5477242 1.350.000 €

BEDS	BATHS	BUILT	TERRACE
4	2	151 m²	30 m²

Andalusian Villa Just 300 Metres from the Beach in Marbesa, Marbella

Located in the highly sought-after residential area of Marbesa, Marbella, just 300 metres from the Mediterranean Sea, this charming Andalusian-style villa offers an excellent opportunity to enjoy the existing property or create a completely new contemporary home in one of East Marbella's most desirable beachside locations. The existing villa offers approximately 151.74 m² of registered built area, distributed between the main residential floor and a semi-basement currently designated as garage and storage space.

One of the key advantages of this property is its development potential. A project has already been prepared and the plot has been professionally surveyed, providing a strong starting point for the construction of a new detached villa.

New Villa Project:
Detached single-family home with private swimming pool
Plot: 653 m²

Proposed built area: 295 m²

The combination of a generous private plot, an existing Andalusian villa and a prepared project for a substantially larger modern residence makes this property particularly attractive both as a private home and as an investment opportunity. With the beach only a few minutes' walk away and Marbella's restaurants, beach clubs, golf courses and amenities within easy reach, this is a rare opportunity to create a bespoke home in an established beachside neighbourhood. The villa is located in a rapidly developing and increasingly prestigious area, surrounded by newly built and fully renovated luxury villas. The neighbourhood has seen significant transformation in recent years, with older properties being replaced by high-end contemporary residences. Comparable newly built or ?completely ?redeveloped ?villas ?on ?similar-sized plots ?in the area ?are currently ?reaching an ?average ?market value of ?approximately €4,000,000, ?highlighting the strong ?investment ?and ?redevelopment ?potential ?of ?this ?property.











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