

MARBELLA

1,500,000 €

REFERENCE R4869322

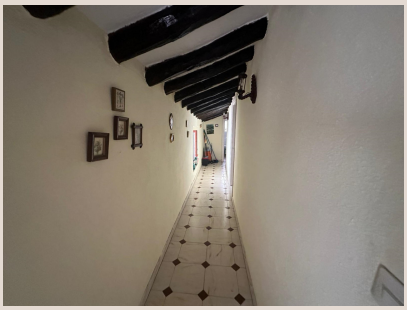
Unrivalled Beachside Development Opportunity in Marbella Town Centre – A Luxury Realty Exclusive

4	2	136 m²	110 m²
BEDROOMS	BATHROOMS	BUILT	PLOT













Description

Luxury Realty proudly presents an extraordinary investment proposition: a rare beachside refurbishment and development opportunity located in the very heart of Marbella town centre. Nestled within the captivating vibrancy of Andalusia's most coveted coastal destination, this semi-detached villa offers a blank canvas for discerning investors and developers seeking to make their mark in one of the world's most prestigious luxury real estate markets. This is not merely a property; it is a strategic gateway to unparalleled potential in the South of Spain.

Marbella, a jewel on the Costa del Sol, is globally renowned for its glamorous lifestyle, pristine beaches, and vibrant cultural scene. From the exclusive boutiques and gourmet restaurants of the Golden Mile to the charm of its historic Old Town, Marbella offers an incomparable quality of life. This property is perfectly positioned to capture the essence of this dynamic city. Imagine stepping out of your future luxury abode and, within a mere two-minute stroll, finding yourself on the iconic beach promenade, where the Mediterranean Sea stretches endlessly before you. This enviable proximity to the sandy shores and the lively "Paseo Marítimo" is a defining feature, offering immediate access to beachfront chiringuitos, scenic walks, and the tranquil sound of the waves.

The villa itself, while awaiting a transformative vision, is located in an area that combines historical charm with modern convenience. The surrounding streets hum with the energy of Marbella's town centre, providing residents and visitors alike with an abundance of amenities. Upscale boutiques, Michelin-starred restaurants, traditional tapas bars, and essential services are all within effortless walking distance. For those with practical considerations, the convenience of public parking nearby is an added advantage in such a central, sought-after location. This unique blend of seaside serenity and urban sophistication makes this offering truly exceptional.

What sets this property apart is its remarkable flexibility for redevelopment. The existing structure provides a solid foundation for rebuilding. You have the distinct option to recreate the same square footage, but with a completely reimagined interior and exterior, crafted to the highest standards of contemporary luxury. This allows for two compelling development paths:

Option 1: Bespoke Private Residence or Mixed-Use Luxury

You could create an expansive, ultra-private residence, custom-designed to cater to the most sophisticated tastes. Envision a multi-level villa featuring bespoke interiors, state-of-the-art smart home technology, multiple sun-drenched terraces, and perhaps even a rooftop infinity pool offering panoramic sea and city views. This would be a personal sanctuary, an exquisite private haven in the heart of Marbella.

Alternatively, the property's prime ground-floor location lends itself perfectly to a shrewd mixed-use development. Picture a chic commercial unit on part of the ground floor – perhaps a high-end boutique, an exclusive art gallery, a gourmet café, or a luxury service office – providing an attractive income stream. The remaining space, along with the upper floors, would be reserved for a stunning private home, offering the ultimate blend of urban living and business convenience. This duality maximises the property's potential, creating both a luxurious lifestyle and a robust return on investment.

Option 2: Strategic Acquisition for Large-Scale Development

For the visionary developer, an even more extraordinary opportunity awaits. Luxury Realty highlights the unique possibility to acquire the neighbouring property, which shares a similar architectural style and plot characteristics. The strategic acquisition of both properties would unlock the potential for a substantially larger development project. This consolidated footprint would allow for the maximization of building space across the two plots, opening the door to ambitious ventures such as a luxury apartment building.

Developing multiple high-end apartments, penthouses, or duplexes in this prime beachside town centre location would meet the ever-growing demand for luxury residential units in Marbella. Such a project could incorporate communal amenities like a magnificent rooftop pool deck, a private fitness centre, concierge services, and underground parking, creating an exclusive residential complex designed for the elite. The rarity of combining two adjacent plots of this calibre in such a premium area cannot be overstated, offering an unparalleled chance to create a landmark development with significant capital appreciation and rental yield potential.

This is more than just a property; it is a gateway to shaping the future of luxury living in Marbella. An investment in this beachside gem, whether as a standalone transformation or a larger, combined development, represents a unique chance to capitalise on Marbella’s enduring appeal and robust luxury real estate market. Luxury Realty invites you to explore this exceptional investment opportunity, positioned in one of Marbella's most desirable and economically dynamic beachside locations.

Details

Reference	R4869322	Property Type	Villa
Status	Sale	Price	1,500,000 €
Bedrooms	4	Bathrooms	2
Build size	136 m²	Plot Size	110 m²
Terrace	–	Parking places	by request

Features

Air conditioning