

MARBELLA

1,595,000 €

REFERENCE R5168227

Exclusive Mediterranean Villa: Unrivaled Luxury, Lifestyle, and Lucrative Investment in Marbella East

7	420 m²	1,350 m²	50 m²
BEDROOMS	BUILT	PLOT	TERRACE













Description

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Nestled in the highly sought-after Marbella East, on the sun-drenched coast of Southern Spain, awaits an extraordinary property. This magnificent villa combines opulent Mediterranean living with unparalleled investment potential, offering breathtaking panoramic views of the glistening Mediterranean Sea, mere steps from pristine sandy beaches. Imagine waking to the sound of waves, with the freedom to indulge in coastal serenity or capitalize on a ready-made income stream.

## A Proven Path to Prosperity: Your Marbella Investment Opportunity

Beyond its undeniable charm, this villa stands out as a remarkably shrewd investment. Boasting a coveted, fully active tourist license, it offers complete flexibility for legal short-term or long-term rentals, either as a cohesive unit or as separately rentable apartments. This flexibility allows for diverse income strategies, maximizing profitability. The two meticulously designed, fully independent studios on the lower level, each with its own private entrance, fully equipped kitchen, and elegant bathroom, consistently generate over €55,000 annually through leading rental platforms. For the astute investor, the potential extends further: the entire villa, accommodating up to 14 guests, can command an average of €10,000 per month, projecting a gross annual income of up to €120,000. This is not merely a home; it's a thriving, turn-key business poised for substantial returns in a prime Spanish location.

## Elegant Design Meets Versatile Living: The Heart of Your Marbella Home

Step inside this bright, inviting residence where thoughtful design meets practical elegance. The main house is a sanctuary of comfort, featuring four generously sized bedrooms, each crafted to provide a peaceful retreat. Adding to its remarkable versatility is an additional room, complete with its own en-suite bathroom, effortlessly transforming into a fifth bedroom, a dedicated home office, or a private guest suite tailored to your needs. The seamless interior flow creates an open, airy ambiance, perfect for family life and entertaining. Complementing the main residence, the lower level houses two fully independent studios. These self-contained units offer complete privacy and convenience, making them ideal for accommodating guests, housing extended family, or continuing their proven success as high-demand short-term rental units. Each studio is a miniature haven, meticulously appointed with full amenities.

## Unrivaled Comfort and Mediterranean Outdoor Living

Every detail within this villa ensures a lifestyle of comfort and efficiency. Inside, the inviting glow of a charming fireplace provides warmth on cooler evenings, complemented by the consistent comfort of underfloor heating throughout. Modern living is assured with state-of-the-art air conditioning in all rooms, guaranteeing perfect temperatures year-round. Furthermore, the property champions sustainable living and cost efficiency with 30 high-performance solar panels, significantly reducing electricity costs. Outside, discover your private Mediterranean oasis. A lush, tropical-style garden envelops a sparkling private swimming pool, offering a serene backdrop for relaxation, sunbathing, or al fresco dining under the Spanish sky. A substantial multi-car garage provides ample secure parking. For those envisioning further expansion, the generous plot offers exciting possibilities: adding an additional level or, subject to approvals, constructing a separate one-floor dwelling, adding significant value and customizable space.

## Marbella East: A Location of Prestige, Convenience, and Growth

The location of this exceptional villa is, without question, one of its greatest assets. Situated in the highly coveted area of Marbella East, you are perfectly positioned to enjoy the very best of what Marbella, on the beautiful Costa del Sol, has to offer. A mere five-minute stroll transports you to the sun-drenched shores and tranquil waters of the Mediterranean Sea, offering daily opportunities for beachfront enjoyment. Easy and rapid access to the vibrant heart of Marbella center ensures that world-class
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dining, luxury boutiques, and a lively cultural scene are always within reach. Marbella East itself is a dynamic and rapidly evolving locale, experiencing significant growth and infrastructural improvements. The ongoing renovation of the coastal walkway promises an enhanced beachside experience, while new development projects continually add value and prestige. This is not just a location; it's a lifestyle choice, offering convenience, natural beauty, and a sound investment in a growing, desirable community.

Transparent Documentation and Your Next Step Towards Ownership

As a beautifully updated property with an established history, we believe in complete transparency. While this villa has been meticulously maintained and upgraded, there are pertinent legal details and updated documentation specific to its profile. All required documentation is meticulously compiled and shared with interested parties in advance, ensuring a smooth and informed process. At Luxury Realty, your peace of mind is paramount. If this extraordinary blend of luxurious living, Mediterranean views, and significant income potential resonates, we warmly invite you to connect. Allow us to provide comprehensive details, answer your questions, and arrange a private tour of this magnificent Marbella East villa – a property that truly encapsulates the essence of the Southern Spanish dream.

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## Details

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| Reference | R5168227 | Property Type | Villa |
| Status | Sale | Price | 1,595,000 € |
| Bedrooms | 7 | Bathrooms | by request |
| Build size | 420 m² | Plot Size | 1,350 m² |
| Terrace | 50 m² | Parking places | by request |

## Features

Pool, Air conditioning, Sea views, Mountain views, Private garden, Alarm system, Parking
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