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RESERVA DE MARBELLA

1,195,000 €

REFERENCE R5194060

# An Exceptional Opportunity: A Bright Villa Awaiting Your Vision in Reserva de Marbella, Southern Spain

| 3 | 3 | 275 m² | 770 m² | 100 m² |
|---|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | PLOT | TERRACE |













# Description

Nestled within the prestigious enclave of Reserva de Marbella, on the sun-drenched eastern stretch of Marbella, lies a captivating villa that presents an extraordinary opportunity for discerning homeowners. This charming residence, bathed in natural light and exuding a serene ambiance, offers the perfect blend of tranquil living and convenient access to the vibrant lifestyle Marbella is renowned for. Imagine waking up to the gentle Mediterranean breeze, with the promise of golden beaches just a short drive away, all while being ensconced in a peaceful, established community.

Reserva de Marbella is celebrated for its lush landscapes, meticulously maintained developments, and strategic location. It offers residents the best of both worlds: the peace and privacy of a residential haven, combined with unparalleled proximity to essential services and world-class leisure facilities. Supermarkets, quaint local shops, and a variety of dining options are mere moments away, ensuring every convenience is at your fingertips. Furthermore, the property's enviable position means a swift five-minute drive transports you to some of Marbella's most exquisite beaches, where the azure waters of the Mediterranean invite relaxation and recreation. This locale in Southern Spain is not just a place to live; it’s a lifestyle choice, offering year-round sunshine and a rich cultural tapestry.

The villa itself is situated in a remarkably quiet area, ensuring utmost tranquility and privacy, yet boasts effortlessly easy access to major routes, connecting you seamlessly to Marbella’s bustling town center, exclusive golf courses, and the glamorous Puerto Banús. This combination of seclusion and connectivity makes it an ideal permanent residence or a luxurious holiday retreat. The property is thoughtfully designed across two main floors, crowned by a generous solarium that promises breathtaking panoramic views and a private space for sunbathing under the Andalusian sky. The plot itself is a gardener's delight, adorned with mature fruit trees including fragrant loquats, bountiful pomegranates, and zesty lemon trees, creating a delightful oasis of Mediterranean flora.

While in good condition structurally, this villa affectionately awaits a discerning touch to unlock its full potential. It stands as a magnificent canvas, offering an exciting prospect for renovation and bespoke design. For those with a vision for contemporary elegance, this residence is ripe for transformation into a minimalist masterpiece, where clean lines, natural materials, and sophisticated finishes can redefine luxury living. The architectural integrity of the home provides an excellent foundation, allowing for seamless modern upgrades that will undoubtedly enhance its inherent charm and value.

The interior design is thoughtfully conceived to maximize natural light and space. Upon entering, one is immediately struck by the expansive windows that grace every room, effortlessly inviting the golden Marbella sunshine indoors and creating an airy, uplifting atmosphere throughout the day. The heart of the home, the living room, is particularly impressive with its double-height ceiling, lending a sense of grandeur and openness that is both inviting and elegant. This spacious area is perfect for entertaining guests or enjoying quiet family evenings. The villa currently comprises three well-proportioned bedrooms, offering comfortable accommodation for residents and visitors alike. On the ground floor, two bedrooms share a well-appointed bathroom. Additionally, a conveniently located guest toilet presents an excellent opportunity to be converted into a third full bathroom, easily accommodating a shower unit, thereby enhancing the property's functionality and appeal.

Ascending to the upper floor reveals the private sanctuary of the master bedroom. This exceptionally spacious suite is a haven of comfort and luxury, featuring its own opulent en-suite bathroom complete with a soothing Jacuzzi – the perfect retreat for unwinding after a day exploring the Costa del Sol. The continued presence of large windows in the master suite ensures it remains a bright and inviting space, offering serene views and an abundance of natural light. Every corner of this home is designed to feel open and connected to its sun-drenched surroundings, contributing to a vibrant and uplifting living experience.

Beyond its current configuration, this villa offers significant untapped potential for expansion and enhancement. While the property currently benefits from a dedicated parking space, a remarkable opportunity exists to create a substantial basement level. Due to the elevated construction of the house, there is an entire surface area beneath the existing structure that mirrors the footprint of the main building. This vast sub-structure could be transformed into a myriad of impressive spaces – perhaps a private cinema room, a state-of-the-art home gym, an exclusive wine cellar, additional guest quarters, or a spacious multi-car garage. This potential for expansion presents a unique advantage, allowing future owners to significantly increase the property’s living area and tailor it unequivocally to their desires and lifestyle requirements, adding considerable value and bespoke luxury.

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This is more than just a house; it’s a vision waiting to be realized. An investment in this Reserva de Marbella villa is an investment in a lifestyle of luxury, tranquility, and endless sunshine. Its prime location, combined with its inherent charm and vast

potential for modernization, makes it a truly unique offering in the Marbella East property market. For those seeking to craft their dream home in one of Southern Spain's most coveted locations, this villa represents an unmissable opportunity. We invite you to discover the promise and possibilities that await within this exceptional residence.

## Details

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|---|---|---|---|
| Reference | R5194060 | Property Type | Villa |
| Status | Sale | Price | 1,195,000 € |
| Bedrooms | 3 | Bathrooms | 3 |
| Build size | 275 m² | Plot Size | 770 m² |
| Terrace | 100 m² | Parking places | by request |

## Features

Pool, Air conditioning, Private garden, Alarm system, Parking, Investment

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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