

PUERTO BANÚS

9,000,000 €

REFERENCE R5347981

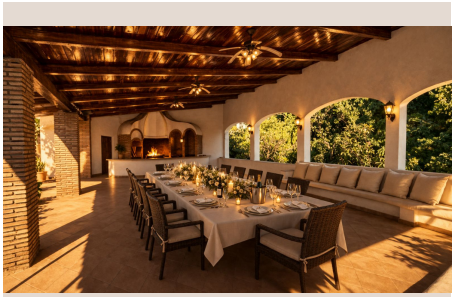
Unrivalled Legacy Estate & Prime Development Opportunity in Puerto Banús, Southern Spain

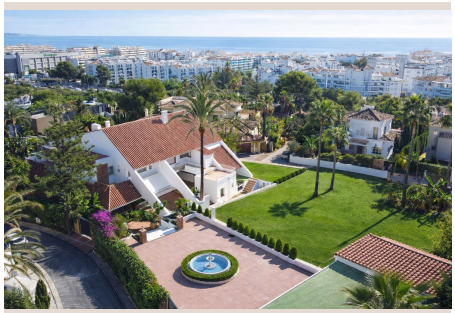
7	8	703 m²	4,205 m²	483 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Unrivalled Legacy Estate & Prime Development Opportunity in Puerto Banús, Southern Spain

Welcome to an extraordinary offering in the heart of Marbella, Southern Spain – a truly unique estate that transcends the typical villa listing to present a high-value land opportunity with both immediate usability and unparalleled long-term upside. Poised just 800 metres from the legendary Puerto Banús, this magnificent 4,205m² plot is one of those generational assets that almost never graces the market in such an exceptional form, embodying the pinnacle of luxury, location, and potential.

The Elegant Existing Residence: A Sanctuary of Space and Style

Nestled within this expansive, private estate, an elegant south-east facing villa awaits. It seamlessly blends generous space, utmost privacy, mature landscaping, and prime Marbella positioning in a manner that is increasingly rare to find. Surrounded by lush, established gardens and an array of beautiful, towering trees, the property evokes the serene ambiance of a secluded Mediterranean retreat. Yet, this tranquil haven sits mere moments from the vibrant energy of Puerto Banús, with its world-renowned marina, pristine beaches, high-end designer boutiques, and an array of fine dining establishments.

The existing residence itself is a testament to sophisticated design, offering a total built area of 703m², complemented by an impressive 483m² of expansive terraces and porches. This thoughtful layout creates an ideal environment for both relaxed family living and grand-scale entertaining. From the moment one enters, a palpable sense of scale and luxury is evident. Grand reception areas, a breathtaking double-height living room, a separate elegant dining room, and numerous generous sitting spaces flow effortlessly, providing seamless access to the various outdoor entertaining zones – perfectly embodying Marbella's coveted indoor-outdoor lifestyle.

The villa currently features 7 spacious bedrooms and 8 well-appointed bathrooms, including a substantial principal suite. This private sanctuary boasts a dedicated dressing area, an opulent marble bathroom, a private terrace, and captivating panoramic views stretching towards the iconic La Concha mountain and across the sparkling Mediterranean Sea. Additional guest and staff accommodation further enhance the property's versatility, providing ample space and comfort for family, visitors, and dedicated service personnel.

An Outdoor Oasis and Unmatched Lifestyle Amenities

Beyond the villa's walls, the estate truly reveals its magnitude and allure. The meticulously maintained grounds offer a rare fusion of usable flat land, magnificent mature landscaping, and an impressive suite of lifestyle amenities. Enjoy leisurely dips in the inviting infinity pool, engage in friendly competition on the newly installed paddle tennis court, or host unforgettable gatherings at the expansive barbecue and entertainment terrace. A fully fitted outdoor kitchen discreetly positioned behind the BBQ area ensures effortless catering. Multiple zones for sunbathing, shaded relaxation, and al-fresco dining cater to every mood. Adding to the leisure facilities, a dedicated wellness area beneath the BBQ structure, currently housing a gym, sauna, and jacuzzi room with changing facilities, presents an exciting opportunity for modern refurbishment to create your personal spa sanctuary.

Whether envisioned as a permanent residence, a luxurious holiday escape, or a cherished legacy property for generations to come, the atmosphere here is one of profound calm, understated substance, and enduring luxury. What truly elevates this offering is not just the magnificent villa itself, but its strategic placement on one of the largest and most valuable plots available in such immediate proximity to Puerto Banús. In a market where true proximity, coveted privacy, and substantial plot size rarely converge, this property stands as a genuine and unparalleled standout.

The Ultimate Development Vision: A Future of Infinite Possibilities

This substantial 4,205m² plot is classified as SUC (Consolidated Urban Land) and zoned UE-4 Detached Single-Family, featuring an attractive minimum plot size of 1,000m² and a generous 30% buildability coefficient. This advantageous classification opens the door to what is arguably the most compelling aspect of this site: a bespoke development scheme. Imagine crafting up to 3 ultra-luxury villas, each with ample private space, subject to final technical and planning verification. Alternatively, the site is ideal for creating one magnificent, grand estate complemented by a separate guest house, or to completely reimagine the landscape by knocking down the existing structures and building your absolute dream villa from the ground up.

Full architectural plans, dated December 2018, are available, showcasing a vision for a new, substantial main residence alongside a separate detached villa should the plot be subdivided. Another exciting development opportunity includes the creation of one extraordinarily high-end and luxurious home, complete with an elegant guest house, where covered parking is seamlessly integrated into the front driveway. Furthermore, dedicated staff accommodation, ideal for maids, a chauffeur, and a security team, can be thoughtfully incorporated. Imagine the potential for all three proposed buildings to be connected via discreet underground tunnels, offering unmatched convenience and privacy. In a market where large, buildable plots within such an exclusive locale as Puerto Banús have become exceptionally scarce, this asset distinguishes itself for four paramount reasons: its unrivalled location, substantial size, immediate usability, and extraordinary exit potential. This is not merely a property purchase; it is an acquisition for a discerning buyer who understands that true luxury in Marbella is no longer solely about opulent finishes, but fundamentally about the irreplaceable value of prime land, strategic location, impressive scale, and genuine rarity. This is a once-in-a-lifetime opportunity awaiting your vision.

Key Investment Highlights:

- Expansive 4,205m² plot – one of the largest in this prime area.
- Unbeatable location: 800m walking distance to Puerto Banús.
- Exceptional development potential: up to 3 luxury villas, or a grand single estate.
- Existing elegant 7-bedroom, 8-bathroom villa (703m² built) with 483m² terraces.
- Outstanding amenities: Infinity pool, new paddle tennis court, large BBQ area.
- Views towards La Concha mountain, lush gardens, and partial sea outlook.
- Guest and staff accommodation for ultimate flexibility.
- Garage and ample parking for multiple vehicles.

Details

Reference	R5347981	Property Type	Villa
Status	Sale	Price	9,000,000 €
Bedrooms	7	Bathrooms	8
Build size	703 m²	Plot Size	4,205 m²
Terrace	483 m²	Parking places	by request

Features

Pool, Air conditioning, Heating, Sea views, Mountain views, Private garden, Parking, Investment, Resale