

MARBELLA

1,950,000 €

REFERENCE R5417971

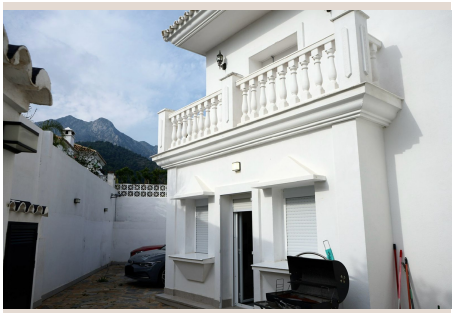
Exclusive Renovation Opportunity: Villa with Breathtaking Sea and Mountain Views in Marbella's Xarblanca

6	6	329 m²	1,052 m²
BEDROOMS	BATHROOMS	BUILT	PLOT













Description

Perched elegantly in the prestigious Xarblanca area of Marbella, this remarkable villa presents an unparalleled opportunity for discerning buyers. Offering sensational, panoramic sea vistas from every single level, complemented by the majestic silhouette of La Concha mountain, this property is more than just a home; it’s a canvas for creating your ultimate Mediterranean dream. Whether you envision a bespoke family residence tailored to your exacting standards or a strategic investment poised for a significant uplift, this villa delivers immense potential.

Marbella, nestled on the sun-drenched Costa del Sol in Southern Spain, is renowned globally for its luxurious lifestyle, world-class amenities, and exquisite natural beauty. Xarblanca, a tranquil yet conveniently located enclave, offers the perfect blend of serene residential living with easy access to Marbella's vibrant town centre, pristine beaches, and exclusive golf courses. This particular villa benefits from a prime South-East orientation, ensuring abundant natural light throughout the day and maximising the enjoyment of its stunning surroundings. Imagine waking up to the gentle glow of the sunrise over the Mediterranean, a daily spectacle framed by the iconic La Concha, visible even from the ground floor.

This villa truly stands out as an exceptional prospect for those with a vision. Unlike many properties, it offers significant scope for extension, allowing for an increased build size on both floors. This flexibility means you are not merely purchasing a structure, but rather the foundation for a truly expansive and customised estate. Architectural possibilities are extensive, enabling you to design additional bedrooms, larger living spaces, a home office, or even a private gym, all while capitalising on the property's inherent value and spectacular setting.

Beyond its extraordinary potential, the villa already boasts a collection of desirable features designed to enhance comfort and convenience. A standout element is the independent bedroom, complete with its own bathroom and the possibility of adding a kitchen. This self-contained unit is ideal for accommodating guests, housing live-in staff, or even generating rental income, offering privacy and flexibility. The outdoor spaces are equally inviting, featuring a beautifully flat plot – a rarity in many hillside locations – perfect for landscaping and outdoor entertaining. A private swimming pool promises endless relaxation under the Spanish sun, complemented by a recently renovated outdoor bathroom, which includes a luxurious sauna – an indulgent touch for post-swim refreshment or serene detoxification.

The villa has been thoughtfully prepared for its next chapter. The second floor, in particular, is awaiting transformation, presenting a clear opportunity to design and configure the upper living quarters precisely to your taste, whether it be a lavish master suite with panoramic terraces or multiple spacious bedrooms. Furthermore, the property includes a substantial basement area. This expansive space currently offers immense versatility and could easily be re-converted into a multi-car garage, providing secure and convenient parking, or reimagined as a home cinema, wine cellar, gym, or even additional guest accommodation – limited only by imagination.

Practical considerations are also well catered for, with a dedicated carport offering sheltered parking for two vehicles. This property represents not just a home, but a robust investment in one of Europe’s most sought-after luxury destinations. For investors seeking a high-return 'flip' project, the clear opportunities for value addition through expansion and bespoke renovation are undeniable. For those desiring a personal sanctuary, the ability to sculpt every detail, from the layout to the finishes, makes this a truly unique offering in the Marbella market.

Embrace the chance to craft a truly bespoke residence in a location that offers both serene beauty and vibrant luxury. This villa in Xarblanca is more than an acquisition; it’s an invitation to define your ultimate Mediterranean lifestyle. With its unparalleled views, expansive potential, and prime Marbella address, this opportunity is not to be missed.

Details

Reference	R5417971	Property Type	Villa

Status	Sale	Price	1,950,000 €
Bedrooms	6	Bathrooms	6
Build size	329 m²	Plot Size	1,052 m²
Terrace	–	Parking places	by request