

MARBESA

1,695,000 €

REFERENCE R5446384

An Unrivalled Beachside Development Opportunity in Marbesa, Marbella East

2	2	147 m²	875 m²
BEDROOMS	BATHROOMS	BUILT	PLOT













Description

Luxury Realty proudly presents a truly exceptional and increasingly rare opportunity to acquire a prime beachside villa in Marbesa, one of Marbella East's most prestigious and sought-after enclaves. This property is more than just a home; it is a blank canvas for architectural dreams, offering an unparalleled foundation for those seeking to create a bespoke luxury residence or a high-yield development project just moments from the pristine shores of the Mediterranean Sea. Situated on a generous, flat plot, its coveted front-line beach proximity, a mere 200 metres, positions it as a standout asset in the highly competitive Marbella luxury real estate market.

Marbesa stands as a jewel within Marbella East, renowned for its tranquil residential atmosphere and an exclusive community feel that offers both privacy and connection. This idyllic setting boasts some of the finest natural sandy beaches on the Costa del Sol, fringed by lush greenery and offering breathtaking coastal views. Unlike some of the busier areas, Marbesa provides a peaceful retreat, yet it offers seamless access to Marbella's vibrant heart, the opulent marinas of Puerto Banús, and a host of world-class amenities. Residents enjoy proximity to championship golf courses, elite international schools, gourmet dining establishments, and exclusive beach clubs, ensuring a lifestyle of comfort, convenience, and unparalleled sophistication.

Nestled along the sun-drenched Costa del Sol in Southern Spain, this location offers an idyllic climate with over 320 days of sunshine annually, inviting an outdoor lifestyle that is truly enviable. Marbella itself is globally celebrated as a premier luxury destination, blending a rich cultural tapestry with modern sophistication and breathtaking natural beauty. Owning a property in Marbesa means embracing the quintessential Mediterranean lifestyle, where days can be spent lounging on the beach, sailing the azure waters, exploring charming whitewashed villages, or indulging in the region's renowned gastronomy. It's a destination that attracts discerning individuals from across the globe, offering an unparalleled quality of life and robust property value appreciation.

The existing villa, while perfectly functional and habitable, presents a charming, albeit dated, structure featuring two comfortable bedrooms, two bathrooms, a fully fitted kitchen, a bright and inviting living area, and a private garage. Its true essence, however, lies not in its current form, but in the immense potential offered by its expansive, flat plot of prime real estate. This generous land parcel is perfectly sized for significant redevelopment, providing ample space for a substantial luxury villa, complete with extensive outdoor living areas, a private swimming pool, and beautifully landscaped gardens. It is a rare find in such a privileged beachside location, providing the ideal foundation for a vision of unparalleled luxury.

What truly elevates this offering beyond comparison is the advanced stage of its planning process – a significant advantage for savvy investors and developers alike. The current owners have diligently navigated much of the typically time-consuming and complex bureaucratic landscape. A license for the renovation and even the demolition of the existing villa has already been secured, providing immediate clarity and readiness for action. Furthermore, the application for a bespoke new-build villa is actively progressing through the Marbella Town Hall. This crucial step mitigates substantial time, risk, and bureaucratic complexities often associated with new construction projects in such a sought-after area, paving the way for a much smoother and faster development timeline.

This unique advantage paves the way for two distinct, yet equally compelling, paths. The first is a meticulous, high-end renovation of the existing structure. Imagine transforming it into a contemporary elegance with timeless charm, incorporating state-of-the-art finishes, smart home technology, and an open-plan design that maximises natural light and sea breezes. The second, and perhaps most enticing, option is for the visionary: the creation of an entirely new, custom-designed luxury residence from the ground up. This allows for an architectural masterpiece conceived to your precise specifications, featuring expansive living spaces, multiple suites, an infinity pool seamlessly blending with the horizon, panoramic sea views, a home cinema, private gym, and exquisitely landscaped gardens that reflect the ultimate in sophisticated outdoor living. The generous plot size ensures that even a substantial new-build will retain ample green space and privacy.

More than just a property, this represents a strategic investment in one of Europe's most prestigious luxury markets. Properties in Marbesa, particularly those within such close proximity to the beach, consistently demonstrate strong capital appreciation and enduring appeal. This rare beachside opportunity combines an unbeatable location with excellent investment potential, making it an outstanding choice whether you envision it as a permanent residence where every day feels like a holiday, a luxurious holiday retreat for discerning travellers, or a highly profitable development project for a seasoned investor. Luxury Realty invites you to seize this extraordinary chance to shape the future of a prime piece of Marbella’s coastline, transforming potential into a pinnacle

of luxury living on the Costa del Sol.

Details

Reference	R5446384	Property Type	Villa
Status	Sale	Price	1,695,000 €
Bedrooms	2	Bathrooms	2
Build size	147 m²	Plot Size	875 m²
Terrace	–	Parking places	by request

Features

Pool, Private garden, Alarm system, Parking, Holiday Home, Investment, Resale