

MARBESA

1,350,000 €

REFERENCE R5477242

Exceptional Beachside Development Opportunity: Andalusian Charm Meets Modern Potential in Marbesa, Marbella

4	2	151 m²	30 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

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Nestled in the sun-drenched heart of Southern Spain, where the azure Mediterranean Sea whispers against golden sands, lies Marbesa – an exclusive enclave within Marbella renowned for its tranquility, natural beauty, and coveted beachside lifestyle. Luxury Realty is proud to present a truly unique offering: a charming Andalusian villa, perfectly positioned just 300 meters from the sparkling shores, that promises not just a home, but a canvas for your ultimate coastal dream or a highly strategic investment in one of Europe's most desirable destinations.

## A Property with Immediate Charm and Limitless Potential

This delightful property, embodying the timeless elegance of traditional Andalusian architecture, currently spans approximately 151.74 m² of registered built area. It gracefully accommodates a main residential floor, radiating a warm, inviting atmosphere, complemented by a semi-basement level thoughtfully designated for practical needs such as garage space and ample storage. While offering immediate comfort and a palpable sense of Spanish heritage, the villa's true magic lies in its extraordinary potential. Imagine renovating this charming structure, preserving its authentic character while infusing contemporary luxuries, or envision it as the foundation for an entirely new architectural masterpiece. This flexibility makes it an ideal acquisition for those seeking either a lovingly restored traditional home or a blank slate for modern design.

## Marbesa: The Quintessence of Marbella Living

Marbesa holds a distinguished reputation as one of East Marbella's most sought-after residential areas. Its prime location grants residents the unparalleled luxury of being mere steps away from pristine beaches, allowing for spontaneous morning strolls along the shoreline or leisurely afternoons under the Mediterranean sun. Beyond its immediate beach access, Marbesa offers a serene, low-density environment, providing a peaceful retreat from the bustling energy of Marbella's core, yet keeping its world-class amenities within effortless reach. A short drive connects you to an array of gourmet restaurants, chic beach clubs, championship golf courses, and upscale boutiques that define the glamorous Marbella lifestyle. This harmonious blend of peaceful seclusion and vibrant accessibility truly encapsulates the best of the Costa del Sol experience, solidifying Marbesa’s status as a premier address in the South of Spain, attracting discerning buyers from around the globe.

## Visionary Development: Craft Your Bespoke Modern Residence

What sets this property apart as an exceptional acquisition is its remarkable development potential, meticulously prepared for a visionary buyer. A comprehensive project has already been conceived and professionally surveyed, laying the groundwork for the creation of a magnificent new detached single-family home complete with its own private swimming pool. The generous plot, spanning an impressive 653 m², provides ample space for an expansive and luxurious residence. The proposed new villa envisions a substantially larger built area of 295 m², allowing for grander living spaces, multiple en-suite bedrooms, and bespoke design features that cater to the demands of modern luxury living. This 'ready-to-build' advantage significantly streamlines the development process, transforming what is often a complex undertaking into an exciting, expedited journey towards your dream home, ensuring your vision can be realized with efficiency and precision.

## An Astute Investment in a Thriving Luxury Market

The strategic value of this offering is further underscored by the dynamic transformation of the Marbesa neighborhood. This area is currently undergoing a significant and rapid evolution, blossoming into an increasingly prestigious address. Older properties are consistently being acquired and redeveloped, giving way to an impressive collection of newly built and exquisitely renovated luxury villas. This upward trend in property value is not merely anecdotal; comparable newly built or entirely redeveloped villas on similar-sized plots within Marbesa are currently commanding an average market value of approximately €4,000,000. This
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compelling figure powerfully illustrates the substantial investment and redevelopment potential inherent in this particular property. Acquiring this villa now represents a rare and astute opportunity to capitalize on this burgeoning market, allowing you to create significant equity through a bespoke development in a proven high-value location, securing a robust return on your investment.

Conclusion: Your Opportunity Awaits

In conclusion, this property in Marbesa, Marbella, represents a confluence of rare opportunities. It offers the intrinsic charm of an existing Andalusian villa, the immediate appeal of a prime beachside location just steps from the Mediterranean, and the extraordinary advantage of pre-approved development plans for a substantially larger, modern residence. Whether you envision creating an unparalleled bespoke family home tailored to your exact specifications or seek a savvy investment with remarkable potential for appreciation, this is an offering not to be missed. Embrace the chance to craft your legacy in a tranquil yet highly connected corner of the Costa del Sol, where luxury, lifestyle, and investment promise converge, guaranteeing a life of unparalleled quality in Southern Spain.

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## Details

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| Reference | R5477242 | Property Type | Villa |
| Status | Sale | Price | 1,350,000 € |
| Bedrooms | 4 | Bathrooms | 2 |
| Build size | 151 m² | Plot Size | – |
| Terrace | 30 m² | Parking places | by request |

## Features

Beachfront, Air conditioning, Private garden, Alarm system, Parking, Holiday Home, Investment, Resale
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