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MARBELLA

585,000 €

REFERENCE R5506363

An Exquisite Marbella Residence: The Quintessential Family Haven & Astute Investment Opportunity

5	3	200 m²
BEDROOMS	BATHROOMS	BUILT













Description

An Exquisite Marbella Residence: The Quintessential Family Haven & Astute Investment Opportunity

Nestled within one of Marbella's most serene and impeccably connected residential enclaves, this extraordinary property presents a rare convergence of refined family living and strategic investment potential. Situated in Marbella, on the sun-drenched coast of Southern Spain, this home has undergone a comprehensive renovation, transforming it into a beacon of modern luxury and functional elegance. With a generous 200 m² of meticulously crafted built space, distributed intelligently across four distinct levels, it offers unparalleled versatility and masterful utilization of every square meter, truly defining sophisticated Mediterranean living.

This residence is more than just a house; it’s a lifestyle statement and a sound financial decision, perfectly poised to cater to discerning families seeking comfort and convenience, as well as savvy investors looking for robust rental yields in one of Europe's most sought-after destinations.

A Harmonious Blend of Family Living and Sophisticated Lifestyle

Main Floor: The Heart of Home & Hospitality

The journey through this magnificent home begins on the main floor, designed as the ultimate social hub. Here, a warm and inviting living-dining room, graced with elegant laminate flooring, provides a comfortable setting for everyday life and entertaining. A conveniently located guest toilet adds to the practicality of this level. The true centrepiece is the completely renovated, open-concept contemporary kitchen – a chef's delight featuring sleek lines, high-end appliances, and ample space for culinary creativity. From this social space, direct access leads to a charming outdoor patio. Adorned with artificial lawn, this private oasis is perfect for delightful al fresco dining, intimate gatherings, or simply unwinding under the Marbella sky, offering a seamless indoor-outdoor living experience.

Second Floor: Private Sanctuaries of Comfort

Ascending to the second floor reveals the private quarters, meticulously designed for rest and rejuvenation. This level hosts three spacious bedrooms, each a tranquil retreat. The master suite is a true sanctuary, boasting its own beautifully renovated private bathroom, featuring contemporary fixtures and finishes, alongside a charming private balcony that invites natural light and gentle breezes. The two additional secondary bedrooms are generously proportioned, each equipped with built-in wardrobes for optimal storage, and share access to a second, exquisitely renovated designer bathroom, ensuring comfort and style for family members or guests.

Top Floor: The Versatile Attic Retreat

The uppermost level unveils a captivating dual-ambience attic, a testament to ingenious design and versatility. This charming space encompasses an attic room complete with a window and integrated storage, ideal as a cozy bedroom, study, or creative studio. Adjacent to it lies a second independent room, distinguished by its exposed wooden beams and a large window, currently configured as a luxurious walk-in closet or a serene relaxation area – a perfect reading nook or meditation space. This floor further benefits from its own private high-level terrace, offering splendid views and an exclusive outdoor escape, complemented by an independent laundry room for ultimate convenience.

Unrivaled Surroundings & Accessibility

The property is set within a highly secure and peaceful residential environment, offering peace of mind and an exceptional quality of life. Its strategic location is truly unparalleled: within a mere 5-minute drive, residents can access prestigious international schools, state-of-the-art hospitals, world-class golf courses, and some of Marbella's most sought-after beaches, including the renowned Los Monteros and Rio Real. This prime position ensures every amenity and leisure pursuit is just moments away,

cementing its status as an enviable address in Southern Spain.

An Investor's Dream: Maximizing Returns in a Prime Location

The Transformative Lower Level: Unlocking Potential

Beneath the main living areas lies an exceptional feature with significant investor appeal: a large, fully finished open-plan basement. Renovated to the highest standards with elegant wood-effect ceramic tiling, this expansive area is a blank canvas awaiting transformation. It effortlessly lends itself to a myriad of uses, whether as a state-of-the-art home gym, an immersive cinema room, a dedicated private office for remote work, or, with minimal adaptation, a highly desirable 6th bedroom or a self-contained studio unit. This versatility substantially enhances the property's functional value and broadens its rental market appeal.

Unlocking Multi-Unit Potential & Optimized Segregation

One of the most compelling aspects for investors is the inherent multi-living potential of this property. Thanks to its intelligent vertical layout, the distinct independence of each floor, and the generous number of rooms – including the two versatile attic spaces and the expansive basement – the property is uniquely designed for adaptation. It can be easily configured into two independent living units or distinct living environments. This flexibility dramatically optimizes potential rental yield, allowing for diverse income streams from various tenants or catering to multi-generational living scenarios with privacy and autonomy for all occupants.

Strategic Location, Unmatched Demand

The property’s location in Marbella is not just desirable for residents; it’s a magnet for renters. This strategic position benefits from consistently strong demand for both long-term corporate and family leases, as well as lucrative seasonal and holiday rentals. Marbella's established reputation as a luxury destination, coupled with the property's modern amenities and flexible layout, ensures a robust and reliable income stream, positioning this residence as an exceptionally solid and attractive investment in the vibrant Spanish real estate market.

Property Highlights at a Glance

- **Expansive Living:** 200 m² of meticulously built space (160 m² usable), situated on a manageable 100 m² plot, offering generous proportions without excessive maintenance demands.
- **Flexible Accommodations:** Features 5 beautifully designed bedrooms, plus an additional versatile room offering potential for a 6th bedroom, a bespoke home office, or a creative studio. The property includes 2 exquisitely renovated full bathrooms and a stylish, convenient guest toilet.
- **Dynamic Layout:** A unique 4-floor configuration that thoughtfully integrates a fully finished open-plan basement, a charming dual-ambience attic, and multiple distinct zones for living, working, and relaxation.
- **Elegant Exteriors:** Enjoy a variety of private outdoor spaces, including a serene landscaped patio/porch on the main level, multiple independent terraces for secluded enjoyment, and a sun-drenched balcony providing delightful views.
- **Optimal Orientation:** Boasting a prized West/Southwest orientation, the property benefits from abundant direct sunlight and a wealth of natural light throughout the afternoon, creating a warm and inviting ambiance.
- **Exclusive Inclusions:** Peace of mind is assured with a private garage space conveniently located within the secure complex, along with an additional dedicated storage room for extra convenience.

- **Prestigious Address:** Strategically located in the highly desirable Bello Horizonte - Lindasol area, placing you just a swift 5-minute journey from Marbella's pristine beaches and the vibrant pulse of Marbella city center, offering the perfect balance of tranquility and urban sophistication.

This fully renovated Marbella residence represents a unique opportunity to acquire a property that perfectly balances luxurious family living with intelligent investment strategy. Its versatile layout, prime location, and high-end finishes make it a standout choice for those seeking the best of Andalusian lifestyle and robust financial returns. We invite you to discover the full potential of this exceptional home. Contact Luxury Realty today to arrange a private viewing.

Details

Reference	R5506363	Property Type	Terraced Townhouse
Status	Sale	Price	585,000 €
Bedrooms	5	Bathrooms	3
Build size	200 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Air conditioning, Heating

Personal advice

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

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