



## Abstandsvilla zum Verkauf in Marbella, Marbella

**2.990.000 €**

Referenz: R4455487 Schlafzimmer: 4 Badezimmer: 4 Grundstücksgröße: 1.000m<sup>2</sup> Garten: 350m<sup>2</sup> Terrasse: 100m<sup>2</sup>





## Costa del Sol, Marbella

Investment Option with fixed 2025 price & lease-to-buy model Contemporary Villa with Panoramic Sea Views – Ready to move in with High ROI Potential Tranquil Forest Setting, Minutes from Marbella’s Golden Mile This exceptional newly renovated villa presents a rare dual benefit—ready for immediate occupancy while offering investors or lifestyle buyers the chance to significantly enhance value through completion of the exterior works. Located in a peaceful forest enclave above Marbella, just 2 km from Puente Romano and the Golden Mile, the property offers panoramic sea, skyline, and forest views—combining total privacy with fast access to the area’s top amenities. Investment Highlights: Turnkey Interior – Move In Immediately - internal photos are all actual The interior of the villa was fully completed in 2024 to the highest standards. Luxury finishes, a high-spec Nolte kitchen with Miele appliances, open-plan living areas, and 4 ensuite bedrooms (including a breath taking primary suite) make this villa fully liveable from day one. Unfinished Exterior – Significant Value-Add Opportunity (See video included ) The infinity pool, gardens, driveway, and retaining walls are not yet completed—allowing you to tailor these spaces to your own design preferences while substantially increasing the property’s overall value. All architect plans are in place and available for execution at an additional cost. Rare Market Opportunity In Marbella’s high-demand luxury market opportunities to acquire a modern home with completed interiors, and the freedom to complete and personalize the exterior are incredibly scarce. This flexible setup offers maximum lifestyle enjoyment today and future resale upside. Villa Features: Elevated position with stunning panoramic sea, forest, and skyline views Floor-to-ceiling windows, expansive terraces, and light-filled interiors 4 ensuite bedrooms, including an elegant primary suite with walk-in wardrobe and spa-style bathroom Independent annex with private access, perfect for a guest suite, home gym, or wellness area Outdoor space designed for BBQ, jacuzzi, or kitchen installation EV charging point and private gated driveway Just minutes from Michelin starred dining, beach clubs, golf courses, and Marbella Old Town This villa is the perfect fusion of immediate luxury living and high-potential investment an ideal choice for discerning buyers who want to enjoy Marbella now, while shaping their dream exterior and boosting long-term value. Investment Option with fixed 2025 price & lease-to-own model •Low entry (20–30% deposit) •2-year leaseback with monthly rental income •Investor can renovate & increase value during lease •Projected 20–30% ROI over 24 months •Sellers gain liquidity & secure 2-year residence A smart, low-risk investment with high upside in Marbella’s booming market.



## Eigenschaften:

### Orientierung

Süden

### Klimakontrolle

Klimaanlage

### Ansichten

Meer

Berg

Panorama

Land

Garten

Wald

### Einstellung

Gewerbegebiet

In der Nähe von Golf

In der Nähe des Hafens

In der Nähe des Meeres

In der Nähe von Geschäften

In der Nähe der Stadt

In der Nähe von Schulen

Stadt

Hafen

In der Nähe des Waldes

Yachthafen

In der Nähe von Marina

### Möbel

Voll eingerichtet

### Sicherheit

Gated Complex

Alarmanlage

Eingabetelefon

### Kategorie

Investition

Luxus

Mit Baugenehmigung

Zeitgenössisch

### Zustand

Exzellent

Kürzlich renoviert

### Pool

Zimmer für den Pool

Privat

### Küche

Voll ausgestattet

### Parken

Privat

Bedeckt

Mehr als eins

### Garten

Privat

### Versorgungsunternehmen

Strom

Trinkbares Wasser