

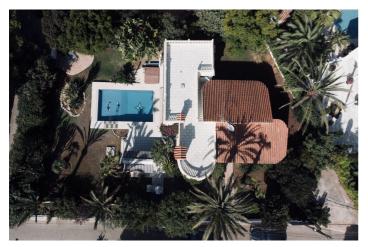


Detached Villa for sale in Marbesa, Marbella

1,395,000 €

Reference: R5026333 Bedrooms: 3 Bathrooms: 2 Plot Size: 950m² Build Size: 172m² Terrace: 65m²















Costa del Sol, Marbesa

Charming Andalusian Villa with Building License in Prime Marbesa Location A rare opportunity in one of Marbesa's most desirable settings—just 200 meters from the beach and adjacent to a peaceful green park. This authentic Andalusian-style villa is full of character, offering spacious, light-filled living areas, a stunning terrace, and a beautifully landscaped mature garden with impressive palm trees. From the rooftop terrace, enjoy sweeping views over green Marbesa. The property includes a full set of approved plans and measurements for a brand-new, modern villa of 591m^2 , with a building license already in place—ready for development. There is also the possibility to renovate the current villa. A cost estimate is available for adding a fourth bedroom with en-suite bathroom on the rooftop, with the staircase potentially integrated into the existing structure. Whether you choose to build a contemporary masterpiece or enhance the charm of the existing home, this property offers outstanding potential in a peaceful yet vibrant neighborhood—close to Nikki Beach, Don Carlos Hotel, fine restaurants, boutiques, world-class golf, and the charming Cabopino marina. A rare find in a prime location with exceptional potential.





Features:

FeaturesOrientationClimate ControlNear TransportSouthAir Conditioning

Private TerraceSouth EastCold A/CStorage RoomSouth WestHot A/C

Marble Flooring Central Heating

Double Glazing Fitted Wardrobes

Barbeque

SettingPoolFurnitureClose To SeaPrivatePart Furnished

Close To Shops Close To Schools

Kitchen Garden Security

Partially Fitted Private Alarm System

Parking Garage Street