+34 604 489 646

info@luxury-realty.com

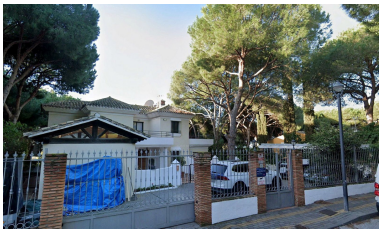
Villa in Marbella

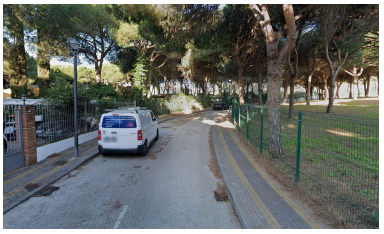
Reference: R5034748



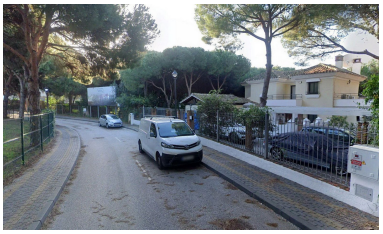
Bedrooms: 3
Bathrooms: 4
M² Build size: 409
Price: 1,731,125 €
Status: Sale
Property Type: Villa
Parking places: by request
M² Plot Size:













Overview:

An exceptional and truly unique investment opportunity awaits in the highly coveted Elviria-Cabopino area of Marbella, one of the most prestigious destinations on the sun-drenched Costa del Sol, Southern Spain. This distinguished multifunctional property offers not only immediate profitability but also unparalleled potential for future appreciation and adaptation, making it an ideal acquisition for the astute investor seeking a strategic asset in a prime European location.

For the discerning investor, a profitable property signifies an asset that consistently generates economic benefits for its owner, primarily through a secure rental income. This particular offering exemplifies such an opportunity, boasting a current, stable tenancy with a contract extending until April 2031. This long-term lease provides an immediate and predictable revenue stream, offering an attractive return on investment from day one without the immediate complexities of tenant acquisition.

Marbella, a jewel of Southern Spain, is renowned globally for its luxurious lifestyle, exclusive marinas, championship golf courses, pristine beaches, and vibrant culinary scene. Its year-round Mediterranean climate, coupled with excellent infrastructure and connectivity, makes it a magnet for international tourism and high-net-worth individuals, ensuring robust property demand and sustained value growth. Elviria-Cabopino, specifically, is a tranquil yet well-connected residential enclave, offering a perfect blend of peaceful living with easy access to Marbella's bustling town centre, the charming Puerto Banús, and the natural beauty of its surrounding forests and coastline. Investing here means investing in a lifestyle, a brand, and a proven market.

A Canvas of Potential: Spaciousness, Versatility, and Prime Location

This remarkable property, constructed in 2004, stands on a generous 1,004 m² urban plot and boasts an impressive total constructed area of 409 m². Its design and substantial footprint offer extraordinary versatility, presenting unfettered potential for adaptation to a myriad of uses, whether as a grand private residence, a multi-unit luxury dwelling, or a bespoke commercial venture. The absence of horizontal divisions within the property further enhances this flexibility, allowing a future owner to reconfigure and reimagine the space according to their specific vision and requirements.

The existing layout provides a thoughtfully distributed configuration ideal for diverse living arrangements. The ground floor accommodates a spacious 120 m² main residence, perfectly suited for family living with ample room for entertaining and daily activities. Complementing this, an independent 71 m² residence is situated on the upper floor, offering an ideal private retreat, a luxurious guest suite, or potential for a separate rental income stream. The property is currently configured with 3 well-appointed bedrooms and 4 bathrooms, ensuring comfort and privacy for all occupants.

Exceptional Amenities and Strategic Advantage

Beyond its primary living spaces, this property is further enhanced by a suite of valuable amenities designed for convenience, leisure, and practical application. A private 34 m² swimming pool serves as a serene oasis, perfect for relaxation and enjoying the abundant Spanish sunshine. Adjacent to this, a charming 34 m² built-in porch provides an inviting space for alfresco dining, leisurely afternoons, or intimate gatherings, seamlessly blending indoor and outdoor living.

Practical considerations are well catered for with a dedicated 23 m² parking space, complemented by a private garage, ensuring secure accommodation for vehicles. A significant asset, and a hallmark of its versatility, is the expansive 127 m² basement warehouse. This substantial area offers immense potential, from a large storage facility, a fully equipped workshop, or a dedicated business storage area, to a future home cinema, private gymnasium, wine cellar, or a creative studio – the possibilities are truly limited only by imagination. The property also benefits from a private garden, offering a tranquil outdoor retreat, and essential utilities including electricity, drinkable water, and telephone services.

Strategically positioned with a desirable south orientation, the property enjoys abundant natural light and panoramic views of the streetscape, integrating seamlessly into its residential surroundings. While the current condition is noted as 'Good', the extensive plot and substantial construction offer a solid foundation for any luxury renovation or personalization projects a future owner might envision, further enhancing its appeal and value.

A Prudent Investment for a Discerning Buyer

Recognising the specific nature of this offering, it is important to note that, as a tenanted property, interior viewings are not possible at this time. Furthermore, photographs provided may not fully reflect the property's current internal condition. However, for the astute investor, these factors underscore a unique opportunity to acquire a high-value asset in a premium location without the typical competitive bidding associated with properties available for immediate occupation and full staging.

This is an investment in prime real estate – a large urban plot, substantial built area, and unparalleled potential in a location known for consistent capital appreciation. The secure, long-term rental contract extending until 2031 offers immediate and stable returns, providing a substantial period of income generation before any potential personal use or significant redevelopment might be considered. This dual advantage of immediate profitability and immense future potential positions this property as a standout acquisition.

This distinguished detached villa represents a rare fusion of generous dimensions, strategic location, inherent versatility, and immediate profitability. It is a compelling proposition for investors seeking a secure, long-term asset in one of the most attractive and consistently desirable areas of the Costa del Sol. Explore the unparalleled potential of this Marbella gem and secure a piece of Southern Spain's most coveted real estate market.

Features:

None, Pool, None, Private garden, Parking, Holiday Home, Investment, None, Resale