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Luxury Realty
real estate

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Villa in Marbella

Reference: R5356747



Bedrooms: 6
Bathrooms: 5
M² Build size: 243
Price: 1,400,000 €
Status: Sale
Property Type: Villa
Parking places: by request
M² Plot Size: 619













Overview:

Luxury Realty is proud to present an extraordinary opportunity to acquire a meticulously designed modern Andalusian villa, perfectly positioned in one of central Marbella’s most coveted residential enclaves. This property is more than just a home; it's a testament to sophisticated living, offering an unparalleled blend of contemporary style, ultimate comfort, and a truly unbeatable address in the vibrant heart of Southern Spain's most glamorous destination.

Nestled amidst the captivating beauty of Marbella, this villa boasts a prime location that places the rich history of the Old Town within an easy stroll, allowing you to immerse yourself in charming streets and authentic Spanish culture. For those seeking the epitome of luxury and leisure, the iconic Marbella Club, the world-renowned Puente Romano Beach Resort, and the bustling Puerto Banús Marina are all just minutes away. This strategic positioning makes the villa equally attractive for those envisioning a luxurious lifestyle purchase and astute investors seeking a high-yield asset in a perpetually desirable market.

Set upon a private 619 m2 plot, this magnificent property encompasses a total built area of 243 m2, thoughtfully distributed to maximize space, privacy, and functionality. It features a spacious main house, complemented by a fully independent guest annex, an inviting outdoor bar complete with its own bathroom, ample storage areas, and multiple terraces that offer captivating open views of the surroundings.

The ground floor of the main residence welcomes you into a bright, open-plan living space, where a chic electric fireplace creates a warm and inviting ambiance. This area seamlessly connects to a state-of-the-art contemporary kitchen, designed for both culinary exploration and effortless entertaining. This level also thoughtfully incorporates two generously proportioned bedrooms and a full bathroom, ensuring comfort and convenience for residents and guests alike.

Ascending to the upper level, you will discover three additional exquisite bedrooms and two well-appointed bathrooms. Each room is bathed in an abundance of natural light, and enjoys spectacular vistas of the sparkling sea, the majestic mountains, and the distinctive Marbella skyline. A private top terrace on this floor offers a superb chill-out area, providing an idyllic sanctuary for relaxation, sunbathing, or simply enjoying the balmy Mediterranean evenings.

The lower level of the villa provides essential additional storage space and offers direct access to a private driveway, capable of accommodating parking for two cars securely. A standout feature of this property is the independent 40 m2 guest annex. This versatile space adds exceptional flexibility, perfect for accommodating visitors, providing staff quarters, or generating additional income through long-term rentals, significantly increasing both the privacy and the intrinsic value of the estate.

The exterior of the villa is a true haven for outdoor living, designed to embrace the glorious Mediterranean climate. It features a refreshing private swimming pool, perfect for a dip on warm days. Adjacent to the pool, a 21 m2 bar area, complete with its own bathroom, creates an ideal setting for hosting gatherings and unforgettable alfresco entertainment. Furthermore, a spacious 25 m2 terrace provides ample room for dining, lounging, and making the absolute most of Marbella’s renowned indoor-outdoor lifestyle.

A key advantage and compelling selling point of this property is its invaluable tourist rental license. With a proven track record, this villa consistently generates approximately €40,000 each summer in holiday rental income, presenting a robust and immediate return on investment for the discerning buyer. Beyond its lucrative potential, the villa is also equipped with a solar water heater, contributing to energy efficiency and supporting lower day-to-day running costs. For added convenience, a bus service offering direct access to Marbella airport is conveniently located within walking distance.

With quick motorway access, superb connectivity, and close proximity to pristine beaches and all essential amenities, this move-in ready villa represents a truly standout opportunity in central Marbella. It combines luxurious living with practical advantages, making it an ideal choice for both permanent residency and a smart investment.

Marbella itself is globally renowned not only for its enviable climate, boasting some of the best weather in Europe, but also for its sophisticated infrastructure and high standard of living. The region offers an outstanding choice of championship golf courses, world-class five-star hotels, exclusive shopping boutiques, Michelin-starred dining experiences, and an array of stunning beaches. With year-round sunshine and strong international demand from discerning buyers and holidaymakers alike, Marbella firmly remains one of the most established and sought-after destinations for both luxurious holidays and permanent upscale living.

The accommodation comprises as follows: Basement: 48.80 m2; Ground floor: 97.57 m2; First floor: 67.35 m2, totalling 213.72 m2 for the main house. Additionally, the Barbecue and bar area with pool shower room is 21.08 m2, and the Laundry and storage room is 7.95 m2. This brings the total built area to an impressive 242.75 m2, offering expansive living spaces for every need.

This exceptional property, blending Andalusian charm with modern sophistication and offering compelling investment returns, is a rare find. Private viewings are available by appointment only. Contact Luxury Realty today to secure your slice of Marbella paradise.

Features:

None, Pool, Air conditioning, Heating, Sea views, Mountain views, Private garden, None, Parking, None, Resale