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Luxury Realty
real estate

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Villa in Artola

Reference: R5431393



Bedrooms: 4
Bathrooms: 4
M² Build size: 151
Price: 1,150,000 €
Status: Sale
Property Type: Villa
Parking places: by request
M² Plot Size: 589













Overview:

Luxury Realty proudly presents a truly exceptional redevelopment opportunity nestled within the highly coveted enclave of Artola Baja, a jewel in Marbella East, Southern Spain. This detached villa is more than just a property; it is a blank canvas, poised to be transformed into a bespoke residence of unparalleled elegance and sophistication, mere moments from the shimmering Mediterranean Sea. For the discerning buyer with a vision for extraordinary living, this offering represents a rare chance to craft a personalized sanctuary in one of the most prestigious coastal destinations.

The Quintessential Marbella Lifestyle Awaits in Artola Baja

Artola Baja is synonymous with an exclusive, laid-back luxury lifestyle, perfectly balancing tranquility with accessibility. Situated in the heart of Marbella East, this established residential area is famed for its pristine natural environment, including protected dune systems and verdant pine forests that stretch gracefully towards the sea. Living here means embracing the gentle rhythm of coastal life, with the soothing sound of waves and the scent of pine carried on the sea breeze, all while being enviably close to Marbella's vibrant cosmopolitan offerings.

The strategic location of this villa ensures that residents benefit from the best of both worlds. While offering a peaceful and private retreat, it is exceptionally well-connected. The charming marina of Cabopino, with its picturesque restaurants and nautical activities, is just a short stroll away. Furthermore, the property is ideally positioned within easy reach of Marbella's world-class amenities, including championship golf courses, high-end boutiques, Michelin-starred dining experiences, international schools, and sophisticated beach clubs. This perfect blend of natural beauty and urban convenience solidifies Artola Baja's status as a premier address for luxury living on the Costa del Sol.

A Vision of Transformation: Crafting Your Dream Home

Set upon a generous private plot of 589 m², the existing villa encompasses 151.34 m² of built space thoughtfully distributed over two levels, currently featuring four bedrooms and four bathrooms. While the current structure provides a solid and practical foundation, its true allure lies in its immense potential for a complete renovation and redesign. This is an invitation to collaborate with leading architects and designers to conceptualize and realize a contemporary masterpiece, tailored precisely to your individual tastes and lifestyle requirements, subject, of course, to the necessary planning permissions.

Imagine transforming the interiors into a harmonious blend of modern aesthetics and Mediterranean charm. Envision expansive open-plan living areas bathed in natural light, a state-of-the-art gourmet kitchen equipped with the finest appliances, and luxurious en-suite bathrooms designed as private spa retreats. The generous plot size allows for the creation of stunning outdoor living spaces, seamlessly extending the interior's elegance to the garden, embodying the quintessential indoor-outdoor lifestyle that Marbella is celebrated for.

Panoramic Vistas and Al-Fresco Enchantment

One of the property's most captivating features is its elevated upper-level solarium. From this privileged vantage point, residents will be treated to pleasant sea views, a constant reminder of the villa's proximity to the magnificent Mediterranean coastline. Beyond the azure expanse, the solarium also offers enchanting panoramic views over the surrounding, fragrant pine forest, creating a serene and picturesque backdrop. This unique combination of coastal and natural vistas provides an idyllic setting for relaxation, entertainment, and soaking in the glorious Andalusian sunshine.

The outdoor spaces present an incredible opportunity to create an al-fresco paradise. Picture a shimmering infinity pool reflecting the sky, meticulously landscaped gardens, multiple terraces for dining and lounging, and perhaps a dedicated outdoor kitchen or a sophisticated chill-out zone. These meticulously designed exterior areas, combined with the breathtaking views from the solarium, promise an elevated living experience, perfect for hosting lavish gatherings or simply enjoying moments of peaceful solitude.

An Investment in Exclusivity and Lifestyle

This villa represents a compelling investment for those seeking to capitalize on Marbella's enduring appeal. Whether envisioned as a stylish family residence, a luxurious holiday home, or a high-end investment project, the potential for significant appreciation is inherent in its prime location and transformative capacity. The ability to create a property perfectly aligned with contemporary luxury standards in such a sought-after area makes this an exceedingly rare and valuable asset.

The proximity to sandy beaches, charming local restaurants, convenient shops, and a full spectrum of local amenities further enhances its lifestyle appeal and investment desirability. The natural environment surrounding Artola Baja, including the protected dunes of Cabopino, offers a peaceful and healthy setting for families and individuals alike, making it not just a property, but a gateway to a coveted way of life.

A Redevelopment Gem in Marbella East

With its superb beachside location in Artola Baja, a substantial 589 m² private plot, four bedrooms, four bathrooms, and the added allure of sea and forest views, this property stands as an exceptional redevelopment opportunity in one of Marbella East's most established and desirable residential areas. It is an invitation to craft a legacy home, an architectural statement, or a lucrative asset in a location that consistently attracts global discerning buyers.

For your planning, please note that community fees are approximately €148 per month, IBI (property tax) is approximately €1,350 per year, and the annual garbage tax is approximately €139. These figures provide a clear understanding of the operational costs associated with this magnificent opportunity.

Features:

None, Sea views, Private garden, None