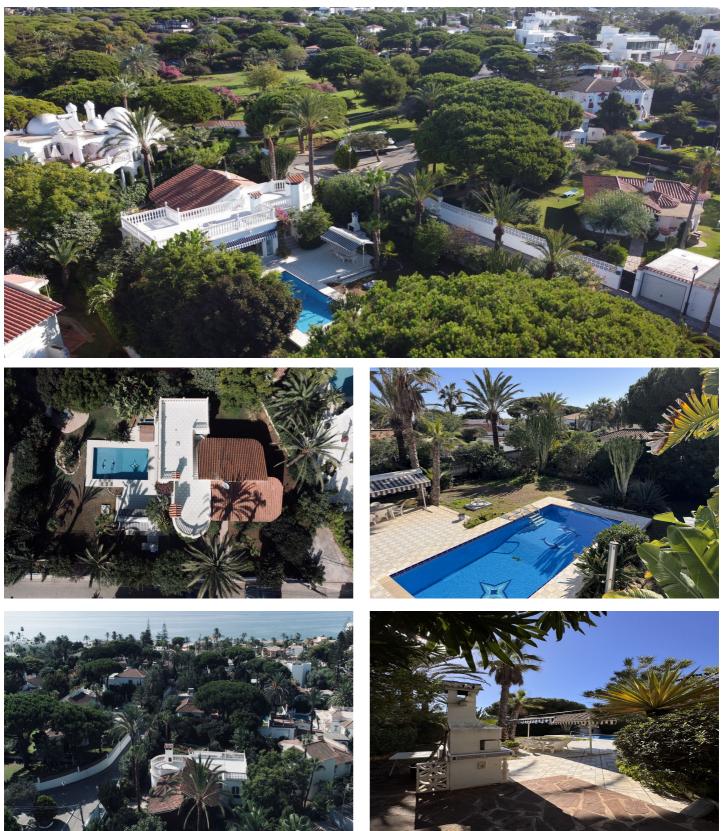




1,395,000 €

Detached Villa for sale in Marbesa, Marbella

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 591m², 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:

Features Near Transport **Private Terrace** Storage Room Marble Flooring **Double Glazing Fitted Wardrobes** Barbeque Setting **Close To Sea Close To Shops Close To Schools** Kitchen **Partially Fitted** Parking Garage Street

Orientation South South East South West

Pool Private

Garden Private Climate Control Air Conditioning Cold A/C Hot A/C Central Heating

Furniture Part Furnished

Security Alarm System