



## Detached Villa for sale in Marbesa, Marbella

**1,395,000 €**

Reference: R5026333 Bedrooms: 3 Bathrooms: 2 Plot Size: 950m<sup>2</sup> Build Size: 172m<sup>2</sup> Terrace: 65m<sup>2</sup>







---

## 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<sup>2</sup>, 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