

# ALL IN

## real estates



### House in Hacienda Las Chapas

Bedrooms **6** Bathrooms **6** Built **450m2** Plot **1664m2**  
**R5145895** **House** **Hacienda Las Chapas** **1.790.000€**

FOR INVESTORS! SEA VIEW VILLA WITH HIGH ROI POTENTIAL IN HACIENDA LAS CHAPAS. Price: €1.790.000 euros Plot: 1.664 m<sup>2</sup> | Built: 556 m<sup>2</sup> Located in the prestigious gated community of Hacienda Las Chapas, this villa offers a rare opportunity to create a high-end contemporary residence with sea views from every level. ? THE OPPORTUNITY This is not just a renovation — it's a value creation project. The villa is distributed over two levels: \* Main level (street access): Spacious living area, master suite, and two guest bedrooms — all with elevated sea views \* Lower level (garden & pool access): Direct connection to outdoor living, also with sea views, offering flexibility to create: ? Independent guest apartment ? 3 additional bedrooms ? Wellness / entertainment area ? WHY THIS DEAL MAKES SENSE ? Sea views ? Prime Marbella East location with 24h security ? Large private plot with excellent positioning ? Flexible layout for multiple development strategies ? Strong demand for modern renovated villas ? AFTER RENOVATION VALUE Estimated resale value: €3.5M – €4M+ (depending on design, finishes, and final concept) ? INVESTMENT STRATEGY • Acquire below potential • Renovation budget: ~€700K–€1M • Reposition as a contemporary luxury villa • Exit into a strong €3.5M–€4M segment ? VISUAL CONCEPT The first image represents a possible post-renovation design concept. Images are AI-generated for illustrative purposes only and do not represent the current state or an approved project. ? A RARE FIND Sea views on every level, large plot, and prime location — a combination that is

increasingly hard to find in Marbella.