

ALL IN real estates



House in Hacienda Las Chapas

Bedrooms	4	Bathrooms	6	Built	450m2	Plot	1664m2
R5145895		House		Hacienda Las Chapas		1.995.000€	

FOR INVESTORS! SEA VIEW VILLA WITH HIGH ROI POTENTIAL IN HACIENDA LAS CHAPAS. 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. Possibility to have 6 bedroom suites 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.