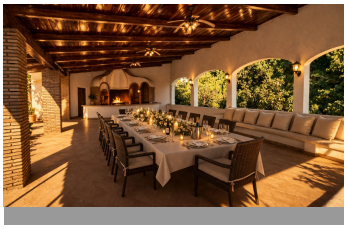
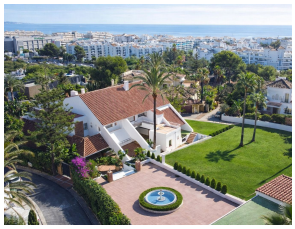
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House in Puerto Banús

Bedrooms	7	Bathrooms	8	Built	703m2	Plot	4205m2

R5347981	House	Puerto Banús	9.000.000€

Elegant Marbella Estate on a Prime and Rare Plot — 800 meters Walking Distance to Puerto Banús. Unique Development Opportunity — 4,205m² Plot with Potential for Up to 2 or 3 Villas, or Plans for one large villa and separate Guest House, or to knock down and build your absolute dream villa. This is not a villa listing. This is a high-value Marbella land opportunity with immediate usability and long-term upside. Just 800 metres from Puerto Banús, this is one of those properties that almost never comes to market in this form again. Set within an extraordinary 4,205m² private estate, this elegant south-east facing villa combines space, privacy, maturity, and prime Marbella positioning in a way that is increasingly rare. Surrounded by lush gardens, expansive terraces, and beautiful established trees, the property feels like a secluded Mediterranean retreat — yet it sits moments from the marina, beaches, designer shopping, fine dining, and the energy of Banús. The existing residence offers a total built area of 703m², plus an impressive 483m² of terraces and porches, creating a home designed for both relaxed family living and high-level entertaining. From the moment of arrival, there is a clear sense of scale. Grand reception areas, a double-height living room, separate dining room, generous sitting spaces, and seamless access to the outdoor entertaining zones create the kind of flow that works beautifully for Marbella's indoor-outdoor lifestyle. The villa currently comprises 7 bedrooms and 8 bathrooms, including a substantial principal suite with dressing area, large marble bathroom, private terrace, and panoramic

views towards La Concha mountain and the sea. Additional guest and staff accommodation give the property flexibility for family, visitors, and service staff. Outside, the estate really opens up. The grounds offer a rare combination of usable flat land, mature landscaping, and lifestyle amenities, including an infinity pool, new paddle tennis court, large barbecue and entertainment terrace, and fitted kitchen behind the BBQ and multiple areas for sun bathing, shade, dining, and relaxation. . Under the BBQ area is a gym sauna and jacuzzi room with changing rooms, which requires some updating now. Whether used as a full-time residence, a holiday home, or a legacy family property, the atmosphere is one of calm, substance, and understated luxury. Which makes this home especially compelling is not just the villa itself, but the fact that it sits on one of the largest and most valuable plots this close to Puerto Banús. In a market where proximity, privacy, and plot size rarely align, this is a genuine standout. The plot is classified as SUC (Consolidated Urban Land) and zoned UE-4 Detached Single-Family, with a minimum plot size of 1,000m² and 30% buildability. This opens the door to what is likely the most attractive strategy for the site: a boutique scheme of up to 3 luxury villas, subject to final technical and planning verification. In a market where large buildable plots near Puerto Banús have become exceptionally scarce, this asset stands out for four reasons: location, size, usability, and exit potential. This is a property for a buyer who understands that true luxury in Marbella is no longer just about finishes. It is about land, location, scale, and rarity. There are full plans available dated December 2018 for a new substantial main residence, plus a separate detached stand alone villa on the other plot if it was to be split., The final development opportunity would be to build one very high end and most luxurious home with a guest house, where the covered parking is in the front driveway. This staff accommodation, would be idea for the maids, chauffeur and security team. all 3 building can be connected via underground tunnels. Once in a life time opportunity awaits you. Key Features • 7 bedrooms • 8 bathrooms • Built area: 703m² • Terraces & porches: 483m² • Plot: 4,205m² • South-east orientation • Infinity pool • Paddle tennis court • Large BBQ and entertainment ?area ? • ?Guest ?and ?staff accommodation • ?Garage ?and parking for multiple vehicles ? • Views ?to La ?Concha, ?gardens and partial sea ?outlook ? • ?Walking ?distance ?to ?Puerto ?Banús

Barbeque
Barbeque
Covered Terrace
Ensuite Bathroom
Fiber Optic
Fitted Wardrobes
Jacuzzi
Marble Flooring
Paddle Tennis
Private Terrace
Satellite TV
Staff Accommodation
Tennis Court
Utility Room
WiFi
Wood Flooring