



## listing



### Στοιχεία μεσίτη

|                   |   |
|-------------------|---|
| Όνομα:            | Alissa Heilbron                                   |
| Όνομα εταιρείας:  | Inmoban.es  |
| Χώρα:             | Spain   |
| Experience since: |   |
| Τύπος υπηρεσίας:  | Selling a Property                                |
| Specialties:      |   |
| Property Type:    | Apartments, Houses                                |
| Τηλέφωνο:         | +34 (952) 883-330                                 |
| Languages:        | English, Spanish                                  |
| Site:             | <a href="http://inmoban.es">http://inmoban.es</a> |

### Στοιχεία καταχώρησης

|              |               |
|--------------|---------------|
| Ακίνητο για: | Πώληση        |
| Τιμή:        | EUR 9,800,000 |

### Τοποθεσία

|               |               |
|---------------|---------------|
| Διεύθυνση:    | Costa del Sol |
| Δημοσιεύθηκε: | 25/04/2026    |
| Περιγραφή:    |               |

#### A UNIQUE ENSEMBLE IN A PRIVILEGED SETTING

Located in the heart of the prestigious Guadalmina Baja urbanization, one of the most exclusive and peaceful residential areas on the Costa del Sol, this is a once-in-a-lifetime opportunity for those seeking a singular project just a few meters from the sea.

Two traditional Andalusian-style properties forming a single, extensive plot make up this spectacular estate, surrounded by mature gardens, lush vegetation, and total privacy.

#### MAIN FEATURES

Plot of 3.908 m<sup>2</sup> with a 650 m<sup>2</sup> villa + independent guest house.

Plot of 5.000 m<sup>2</sup> with a 450 m<sup>2</sup> villa.

2 swimming pools, spacious porches and terraces, gym and lush gardens.

Habitable properties, ideal for updating or developing a new residential concept.

#### DEVELOPMENT POSSIBILITIES

1. Renovate the existing villas, restoring their original Andalusian charm and reestablishing their independence with a dividing wall.
2. Build two contemporary, independent villas, maximizing the potential of each plot in this exclusive setting.
3. Subdivide into four plots, allowing the construction of four luxury villas (minimum 2,000 m<sup>2</sup> each),



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with the option of a shared gated entrance and security post to create an exclusive private enclave.

## A PRIVILEGED LOCATION

Guadalmina Baja is synonymous with elegance, tranquility, and proximity to the sea. Its high-end environment, wide tree-lined avenues, proximity to the Guadalmina Golf Course, international schools, and its closeness to Puerto Banús and Marbella center make it one of the most desirable addresses on the Costa del Sol.

## AN INVESTMENT WITH VISION

Whether you are seeking an exclusive family residence or a high-potential investment, this estate offers versatility, long-term value, and an unbeatable location. An exceptional opportunity to create a tailor-made project in one of Marbella's most prestigious areas.

## ZONING REGULATIONS (UE-5)

Minimum plot size: 2.000 m<sup>2</sup>  
Maximum buildability: 0,25 m<sup>2</sup>t/m<sup>2</sup>s  
Maximum occupancy: 20%

"As rare as a bird of paradise, those who recognize its song will know: such chances don't return"

### **Κοινά**

Μέγεθος αυλής: 8908 τ.μ

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: R5251657

