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# HACIENDA LAS CHAPAS

| sypialnie | ■azienki | zbudowany m² | fabu■a m² |
|---|---|---|---|
| 6 | 7 | 600 | 2 033 |

## VILLA W HACIENDA LAS CHAPAS

Unprecedented Opportunity in Las Chapas, Marbella: The Only Villa with Unlimited Potential This is one of those rare occasions where the Marbella market offers a perfect convergence of prime location, design potential, and investment viability. Las Chapas is the preferred enclave for international investors and connoisseurs due to its exclusivity, security, and proximity to the best beaches (such as Cabopino) and elite golf courses. We present a magnificent newly built villa that redefines luxury and space. The current structure comprises over 600 m² of living space distributed across three spacious floors, all situated on an extensive private plot exceeding 2,000 m². This configuration provides not only spaciousness but also breathtaking panoramic views that embrace the Mediterranean. The flexibility is complete: it can be acquired in its current state, allowing the buyer to complete the construction (an ideal option for investors and builders), or fully finished and turnkey, with the crucial advantage of customizing the finishes and layout according to the most demanding design standards. The added value and greatest appeal of this offer lies in the opportunity for expansion. There is the possibility of acquiring the adjacent plot together, which adds more than 4,500 m² and, crucially, already has an approved building permit for a second villa of 800 m². This option transforms the purchase into a high-yield strategic investment. The buyer can combine both plots to create a private mega-complex of more than 6,500 m², with two ultra-luxury residences, ideal for a large family or for generating a maximum return on investment through the sale of the two completed properties. It is, without a doubt, a perfect option, ready to capitalize on the luxury real estate market in Marbella.

| spo■eczno■■ | ■mieci | ibi | cena |
|---|---|---|---|
| --- | --- | --- | 4 400 000 € |