

Villa in El Real Panorama, Marbella East

Reference: 36111701PDUP



Bedrooms: 7  
Status: Sale

Bathrooms: 5  
Property Type: Villa

M<sup>2</sup>: 406  
Parking places: by request

Price: 1,595,000 €  
Printing day : 3rd June 2026





Overview: A few steps from the sea, open Mediterranean views, and just minutes from Marbella town — this villa proves that age doesn't matter when everything has been done right.

Originally built in 1968 and completely reconstructed in 2021, the villa was taken back to basics with new electricity, new plumbing & canalisation, modern comfort systems and a thoughtful layout for living and earning — so it looks and performs like a truly modern home.

The main house offers 4 bedrooms, plus an extra room with an ensuite — perfect as a 5th bedroom, home office, or guest suite. On the lower level, you'll find two fully independent studios, each with its own entrance, kitchen and bathroom — ideal for guests or rentals.

Tourist License already in place

You can legally rent the whole villa or each unit separately, short- or long-term, hosting up to 14 guests in total. The two studios alone are already generating over €55,000 per year, and the whole villa has the potential to reach around €120,000 gross annually.

Inside, the house is bright and comfortable, with a fireplace, underfloor heating, A/C in all rooms, and 30 solar panels to keep energy costs down. Outside, a lush tropical-style garden surrounds the private pool, plus a large garage with space for several cars — and room to expand (add another level or a separate one-floor house, subject to approvals).

Location highlights:

5 minutes' walk to the beach, and easy access to Marbella centre.

Across the road is the newly opened Mediterráneo Park, a large 38,000 m<sup>2</sup> beachfront leisure destination with sports courts (beach soccer, volleyball, etc.), scenic miradores, kid-friendly play areas and walking paths right by the sea — adding lifestyle value both for residents and future guests.

EL ESPAÑOL

And neighborhood value is rising: one of Marbella's most anticipated developments — the Four Seasons Marbella Resort & Residences — is set to bring a new era of luxury living and hospitality to the area. This €700 million project includes a 5-star hotel, branded residences, beach clubs, world-class dining and wellness facilities, with pre-sales launching in early 2026 and phased delivery from 2028 onward.

Panorama Properties Marbella

As with any renovated older property, there are a few legal details worth understanding before a visit — all documentation is ready and shared transparently in advance.

If you're looking for a villa by the sea, close to town, with real rental numbers, a tourist license, and future area growth, this one deserves a closer look.

Reach out — I'll walk you through everything and show it to you in person.

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Features:

Resale, Air conditioning, Heating, Storage room, Alarm system, Sea views, Mountain views, Private garden, None, Pool, None, None, Close to schools, Parking