

The logo consists of the letters 'GRB' in a stylized, overlapping, serif font. The letters are rendered in a metallic gold color with a subtle gradient and a slight shadow effect, giving them a three-dimensional appearance. They are centered on a dark background of large, dark green leaves with prominent veins, some of which are highlighted with a warm, golden light.

REAL ESTATE



VILLA ENCANTO

El Real Panorama, Marbella East

WWW.GRBREALESTATE.ES

.01

Information

Spacious Living Areas: Open-plan design with modern finishes, perfect for relaxation and entertainment.

Bedrooms: 5 elegantly designed bedrooms, each with ensuite bathrooms and spectacular views.

Gourmet Kitchen: Fully equipped with high-end appliances, ideal for culinary enthusiasts.

Outdoor Oasis: Expansive terrace with a swimming pool, lounging areas, and landscaped gardens.

.02

Location

Discover your private sanctuary nestled in the heart of [Region/City]. Surrounded by stunning landscapes, this villa offers both tranquility and proximity to local attractions.

.03

Photo

This stunning view captures the essence of tranquility and luxury. Whether it's the serene waters, breathtaking sunsets, or the elegant design, every moment here feels like a dream.

.04

contact us

For more information, booking inquiries, or to request a personalized quote, please reach out to us.



VILLA ENCANTO
**STUNNING MODERN
6 BEDROOM VILLA**

LUXURIOUS RENOVATED VILLA NEAR MARBELLA
CITY CENTRE COMBINING
TRADITIONAL ANDALUCIAN CHARM WITH MODERN
LUXURY.

Nueva Andalucia is a well thought out and attractive area just west of Marbella where, as its name suggests, the villas and apartments are based on traditional Andalusian architecture and design.



MARBELLA

LUXURY LIFE STYLE

Marbella is a beautiful city located on the Costa del Sol in southern Spain, known for its stunning beaches, vibrant nightlife, and upscale lifestyle.

Here are some key highlights:



Beaches

Marbella boasts several picturesque beaches, such as Playa de la Fontanilla and Playa de Cabopino, perfect for sunbathing and water sports.

Shopping and Dining

: Marbella offers a range of shopping experiences, from luxury boutiques to local markets. The dining scene is vibrant, with everything from traditional tapas to high-end restaurants.





Golf ✦

The area is a golfer's paradise, with numerous world-class golf courses set against stunning backdrops.





Outdoor Lifestyle

Beautiful Beaches: Marbella features several stunning beaches with beach clubs, sun loungers, and water sports activities, perfect for relaxation or adventure. **Outdoor Activities:** The area is ideal for golf, tennis, hiking, and cycling, thanks to its mild climate and beautiful surroundings.

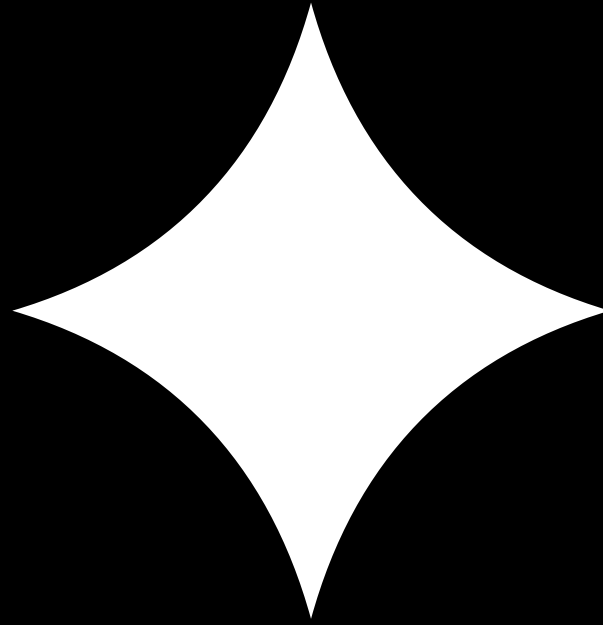
Yacht

Set Sail into Paradise

Whether you're celebrating a special occasion or simply seeking a day of relaxation, your Marbella yacht experience promises unforgettable memories.

Feel free to modify any parts to better suit your vision!

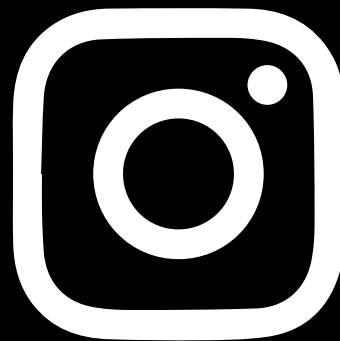




Whether you're looking for relaxation, adventure, or cultural experiences, Marbella has something to offer for everyone!

"Indulge in the exquisite allure of luxury living, where every moment is a celebration of elegance and sophistication."

**WATCH THE
VIDEO**



CLICK HERE...



NUEVA ANDALUCIA, MARBELLA

DESIGNER 6 BEDROOMS EXCLUSIVE VILLA

Nestled in sunny Marbella East, this fully renovated Andalusian-style villa, built in 1968, combines traditional Andalusian charm with modern luxury. The entire interior of the villa has been renovated, including all of the electrical and plumbing framework. All renovations were completed in 2020

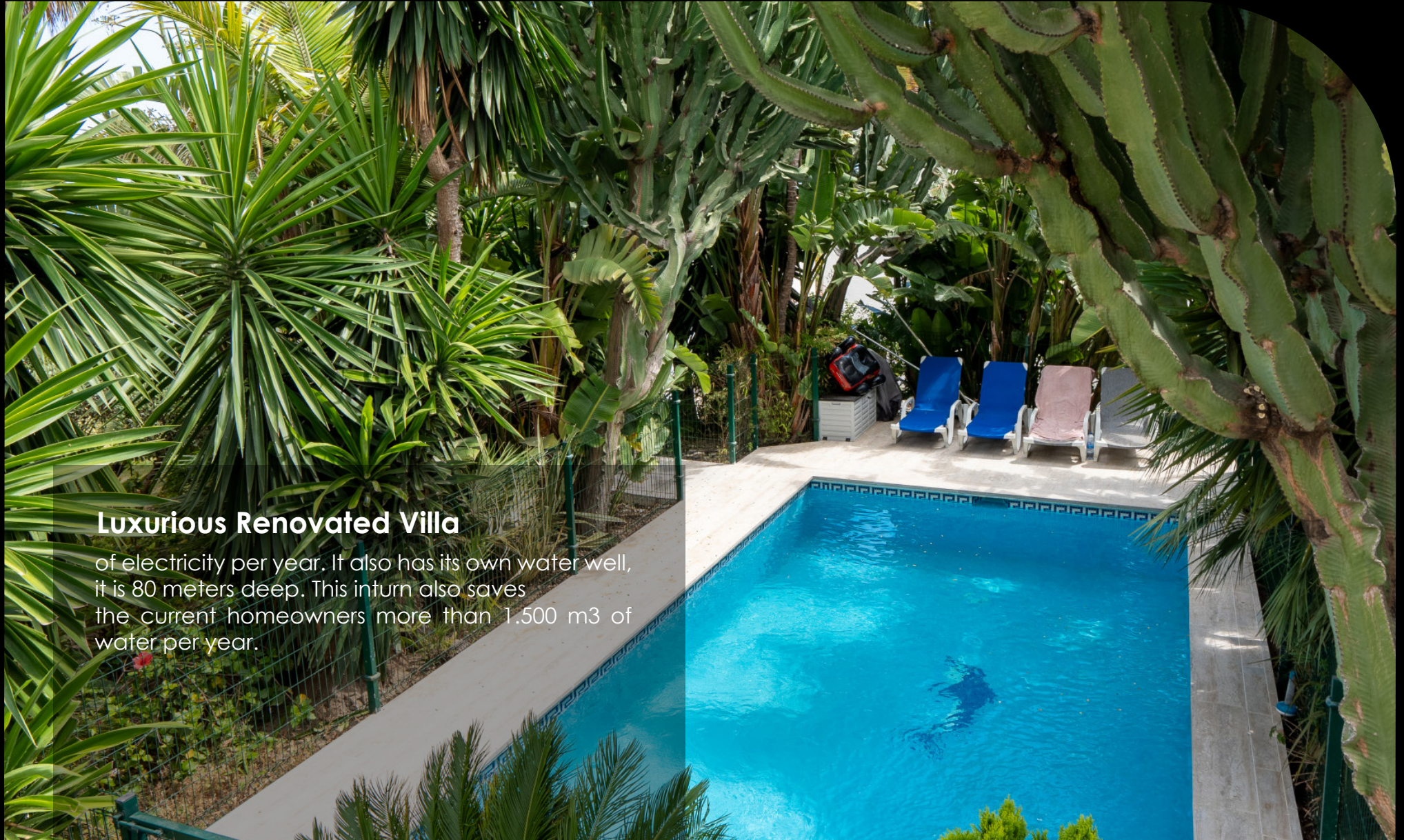
- bedrooms 6
- bathrooms 5
- built 420 m²
- terrace 50 m²

Discover Your Dream Villa with Private Pool!

Escape to paradise in our stunning villa, where luxury meets tranquility. Nestled in a picturesque setting, this exquisite retreat features:

- . A sparkling private pool, perfect for sun-soaked days and starry nights.
- . Spacious outdoor terrace for alfresco dining and breathtaking views.
- . Stylishly designed interiors with all the comforts of home. Lush gardens that offer privacy and serenity.

Whether you're seeking a romantic getaway or a family vacation, our villa is the ultimate haven for relaxation and adventure. Book now and make unforgettable memories!



Luxurious Renovated Villa

of electricity per year. It also has its own water well, it is 80 meters deep. This inturn also saves the current homeowners more than 1.500 m3 of water per year.

Exclusive Terrace Home with Golf Course Views Elevate Your Lifestyle!

The terrace also includes stylish outdoor lighting, giving the space a magical ambiance in the evenings, along with an elevated position that ensures maximum privacy.





Dive into Serenity

Meticulously landscaped gardens frame the terrace, providing a beautiful natural setting with a variety of Mediterranean plants, palm trees, and flowers.

Stunning Modern 6 bedroom Villa

It sits on a 1350 m² plot with stunning partial views of the mediterranean sea and “La Concha” mountain, and has a total built surface of 420m². The substantial size of the plot also provides enough size to build up to two single floor villas or to add an additional floor to the current build. The 248 m² main house features 4 bedrooms with 2 en-suite bathrooms and 1 guest bathroom.





Where Culinary Magic Happens

Just a 2-minute drive from pristine nearby beaches and Opium Beach Club and a 5 minute drive from the vibrant Ricardo Soriano Avenue in Marbella City Centre, the villa is situated for those seeking the ultimate Mediterranean lifestyle.



Two ground-floor individual single Bedrooms:

The property also includes two ground-floor individual single bedroom guest apartments that can be rented out on a short-term period during the high season and provide a good income. Both guest apartments provide a stable income of more than 55,000 € during the high season and have an occupancy rate of 90% from online platforms like [airbnb.com](https://www.airbnb.com) and [booking.com](https://www.booking.com).





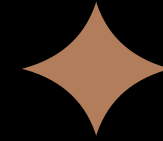


A DREAM KITCHEN combines style

The state-of-the-art kitchen is fitted with top-of-the-line appliances and offers both functionality and style, making it a dream for any chef.

Whether you're lounging by the infinity pool, enjoying a sunset on the terrace, or hosting friends for an al fresco dinner, every corner of this penthouse exudes comfort and style. Here, every day feels like a vacation—embrace the bliss!





When you're ready,
let the dreams come to you. Embrace
the serenity of this space and
rest easy.

Combining historical Andalucian charm with modern spaces, this luxurious villa is a highly desirable property for both homeowners and investors, offering a serene permanent family home or a lucrative holiday rental investment opportunity.

Spacious Living Areas Your Personal Oasis Awaits!

The villa boasts expansive living spaces, with an open-plan layout that seamlessly connects the lounge, dining, and kitchen areas. Large floor-to-ceiling windows bathe the interiors in natural light, offering panoramic views of the surrounding mountains and Mediterranean Sea.



“Transform Your Space”

Discover the Art of Luxury in Every Detail

Indoor & Outdoor Living

Enjoy the best of Marbella's weather with an expansive terrace area, a private swimming pool, manicured gardens, and plenty of space for al fresco dining and relaxation.





Additional Amenities

The villa is equipped with a fully equipped home cinema, gym, and a, ensuring your comfort and entertainment needs are met. Prime Location: Located in the heart of Nueva Andalucía, you are just minutes away from the vibrant Puerto Banús, world-class golf courses, fine dining, shopping, and the beautiful beaches of Marbella.





Reference	GR8733-327
Type	Villa
Location	El Real Panorama, Marbella
East Beds	6
Baths	5
En-suite Baths	4
Guest Toilets	5
Pax	---
Built	420m ²
Interior	248m ²
Terrace	50m ²
Plot	1.350m ²
Pool	private
Garden	Private
Garage	Carport
Parking slots	2
Community	95 € / month
Garbage	139 € / year
IBI	1.242 € / year
Construct	1968
Levels	2
Floor	---
Orientation	South
EPC	In Progress
For sale	1.931.000 €



ABOUT GR8 REAL ESTATE

GR8 Real Estate has quickly become a leading name in Marbella's luxury real estate market. Combining expertise with experience, we offer unparalleled services in buying and selling high-end villas and apartments.

Our core values are transparency, client focus, and efficiency. With a dedicated and professional team, we aim to provide you with a seamless and exceptional real estate experience.

WHY BUY WITH GR8 REAL ESTATE?

At GR8 Real Estate, we provide exclusive access to Marbella's finest properties through private agreements, reflecting the deep trust and expertise we've earned in the industry.

- 1.Exclusive Access:** Unlock Marbella's most sought-after properties through privileged, confidential agreements.
- 2.Unrivalled Expertise:** Capitalize on our profound market insight and bespoke guidance.
- 3.Trusted Authority:** Rely on our sterling reputation for unwavering reliability and unparalleled excellence.
- 4.Bespoke Service:** Experience a meticulously tailored, effortless journey to acquiring your dream property.

THE TEAM





WHEN GOOD IS NOT ENOUGH



GET IN TOUCH WITH US

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