

THE PROPERTY, IN PERSPECTIVE

Urbanizacion Puente Romano 4

📍 Puente Romano · Marbella

Villa / house

building level



ESTIMATED MARKET VALUE RANGE

€3,661,429 –
€20,723,584

€3,643/m² – €20,620/m²

80% prediction interval · 19 comparables · asking-price basis

BUILT AREA

1,005 m²

Whole building

PLOT SIZE

1,994 m²

Official parcel area

YEAR BUILT

1972

Recorded building

DWELLINGS

1

Across the building

FLOORS

2

Above ground, highest part

POOLS

1

Open-air, on the parcel

Automated market value estimate for information purposes. Not an appraisal for any regulated purpose. This report resolves the property at building level: the facts below describe the building and its parcel. Per-unit surfaces and the position of the unit inside the building are not established.



01 IN 3D

Marbella in 3D

📍 Urbanizacion Puente Romano 4 · Puente Romano · Marbella

The property, highlighted, in Clavy's 3D model of Marbella: every building drawn from published cadastral geometry, with the everyday places nearby marked on it.

A WALK AWAY

 SCHOOL ≈ 25 min walk	1.5 km	 BUS STOP ≈ 5 min walk	320 m	 SUPERMARKET ≈ 23 min walk	1.4 km
 BEACH ≈ 6 min walk	380 m	 PHARMACY ≈ 16 min walk	1 km	 HEALTH CENTRE Centro Médico Interna...	3 km

A still of Clavy's 3D town model, captured when this report was produced. Buildings from Catastro INSPIRE geometry (edition 2026-08-21) with heights of 3 m per recorded floor, never a surveyed roofline; terrain is illustrative. Place markers sit at each place's mapped point; distances are straight lines. Elaboración propia a partir de datos de la Dirección General del Catastro (servicios INSPIRE). Sin valor certificativo. Terreno: teselas Terrarium (Mapzen, AWS Open Data), Europe terrain data produced using Copernicus data and information funded by the European Union - EU-DEM layers; SRTM and GMTED2010 data courtesy of the U.S. Geological Survey; Global ETOPO1 terrain data U.S. National Oceanic and Atmospheric Administration. Datos modificados. Obra derivada de Líneas límite municipales del IGN, CC-BY 4.0 scne.es © OpenStreetMap contributors, ODbL — openstreetmap.org/copyright

02 Sea view



MODEL VERDICT

Sea and mountain view

Calculated from Clavy's 3D model of the town: the sea and the mountains both show from part of this building. Trees aren't included.



SEA

168° from ENE to SW ·
168° in all



HILLS AND MOUNTAINS

NE to E



EYE POINT

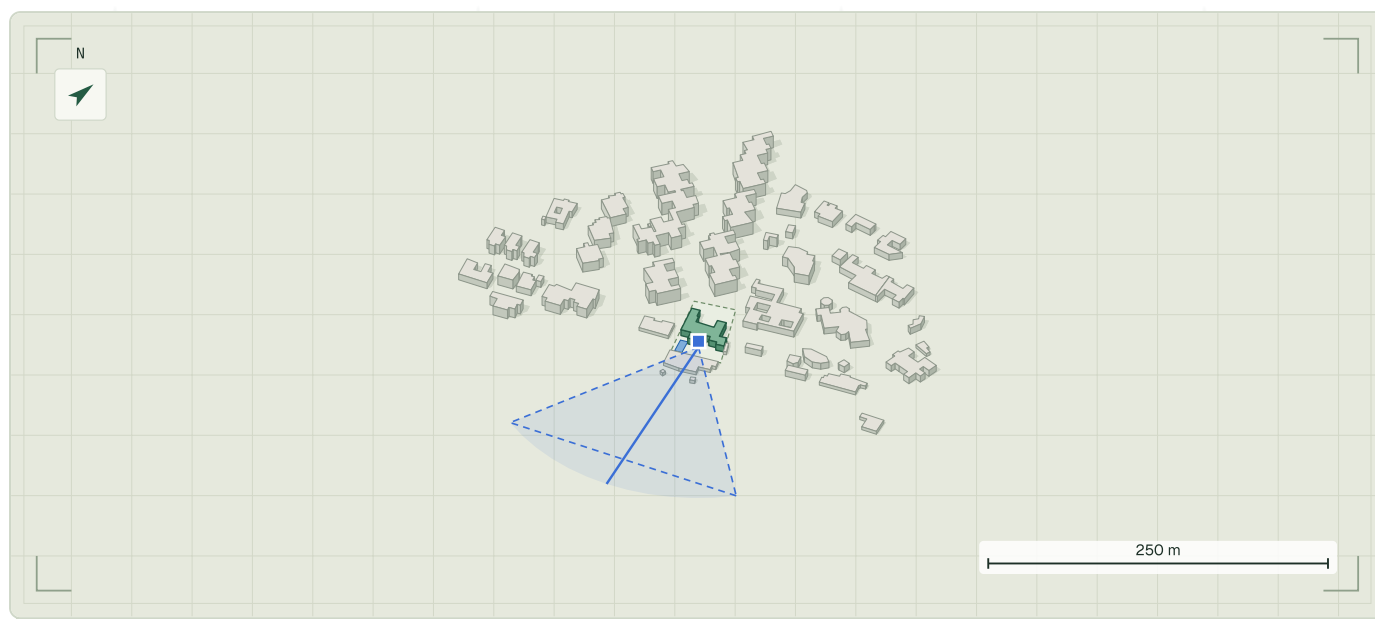
SSE side, Floor 1 · top ·
14.5 m above sea level



NEAREST SEA

130 m to the SE

SIGHT CONE OVER THE SURROUNDINGS



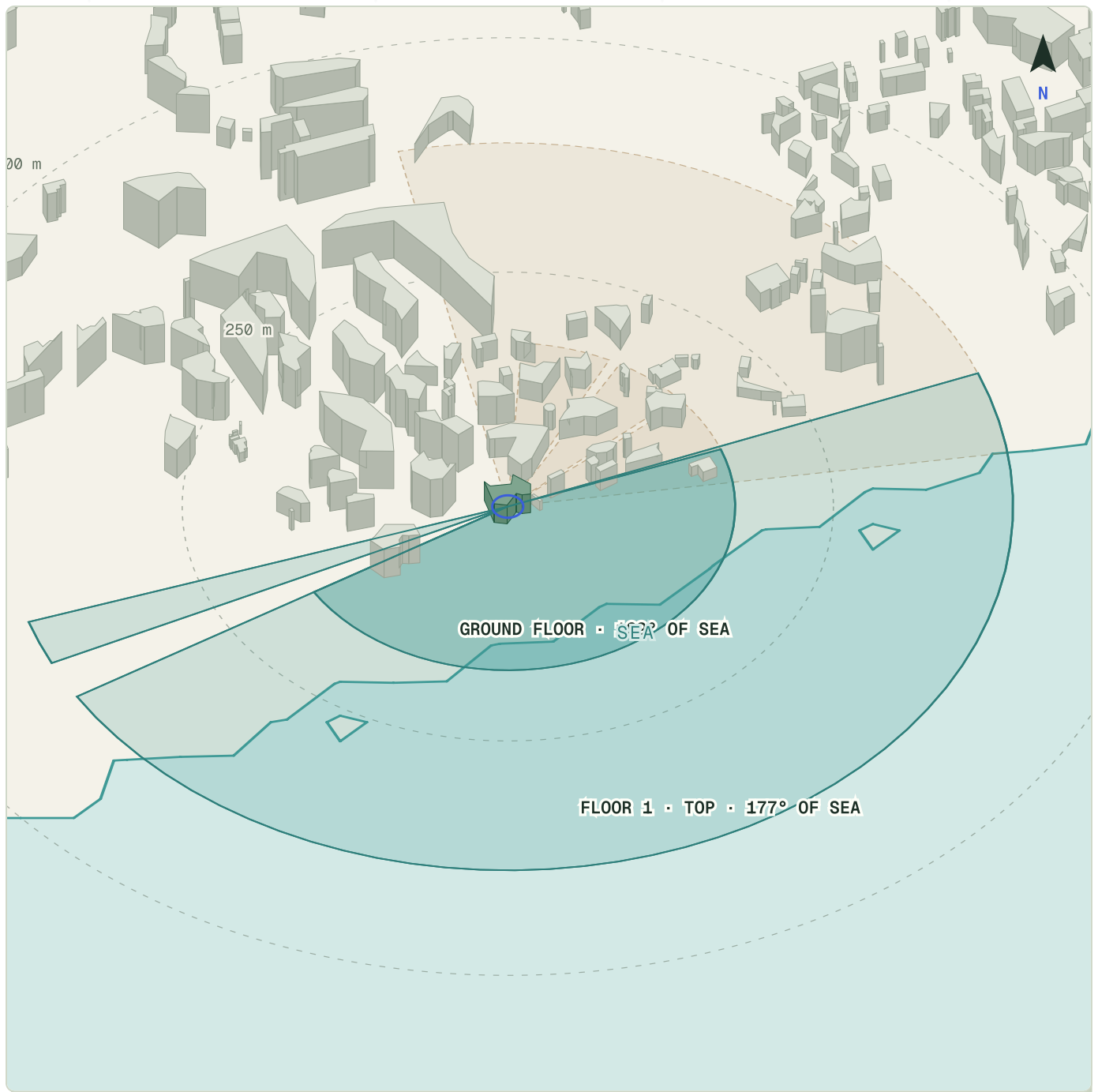
Neighbouring buildings from published cadastral geometry; heights are maximum recorded floors × 3 m, never a surveyed roofline.

SIGHT LINES FROM ABOVE



Aerial imagery: Obra derivada de PNOA-MA 2026 CC-BY 4.0 scne.es Parcel and footprints from Catastro INSPIRE.

FROM ABOVE, FLOOR BY FLOOR

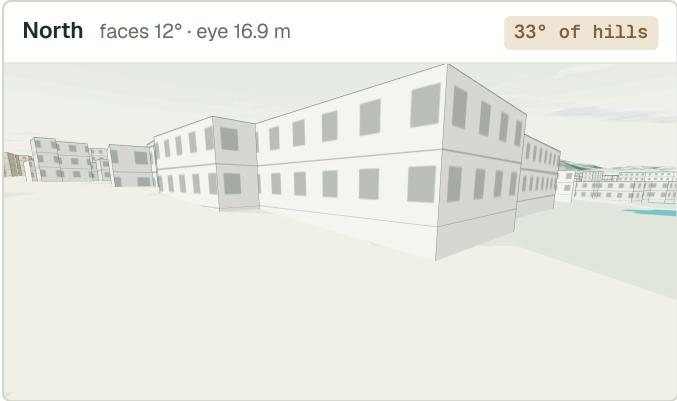
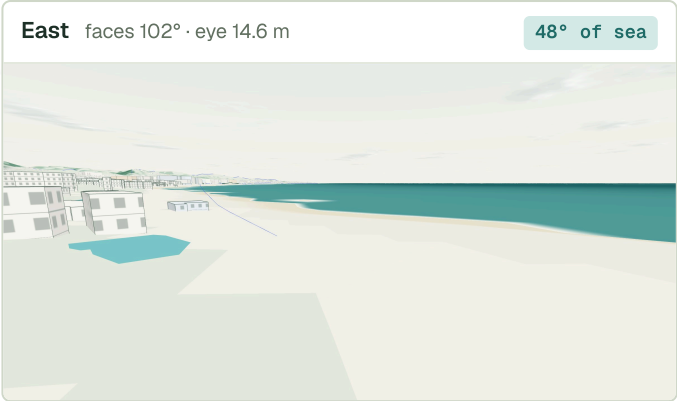
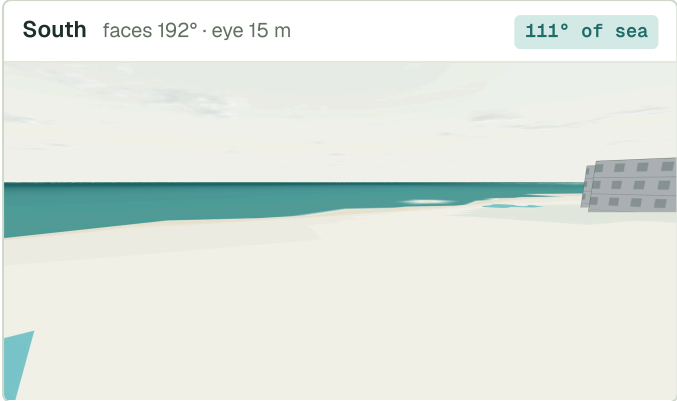
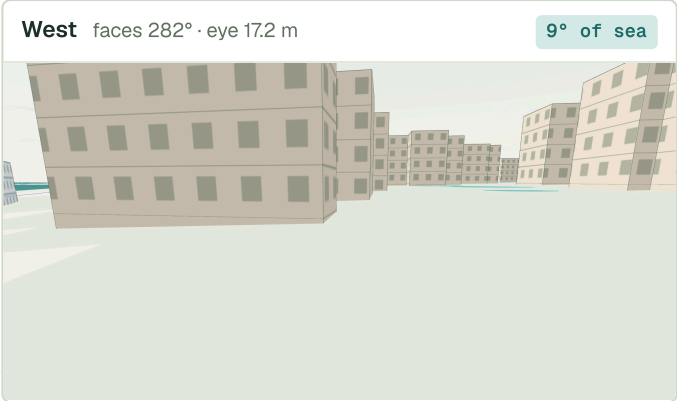


Where the building sees the sea and the hills above eye level from each floor assessed, from any of its corners and sides, over Clavy's 3D model of the town: buildings from Catastro outlines at their recorded floors, heights drawn three times their size so they read at this scale. One fan per floor, the ground floor innermost: a fan's length marks its floor, not how far the view reaches. Coastline from the town model's terrain.

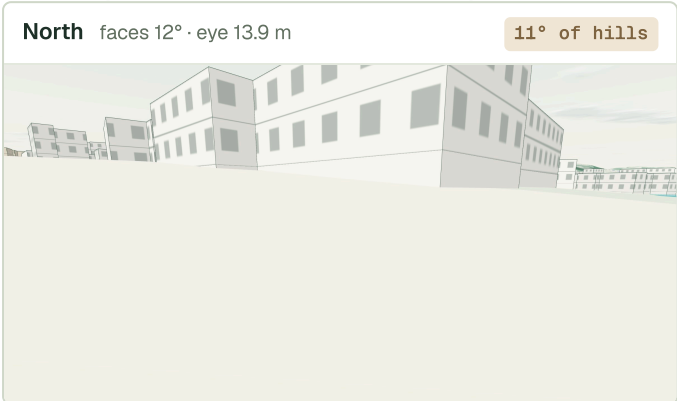
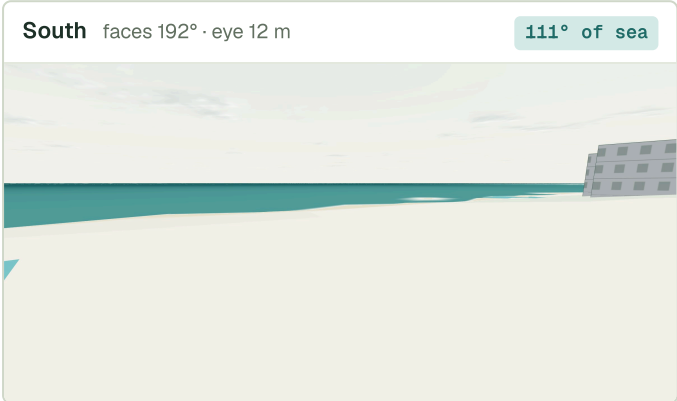
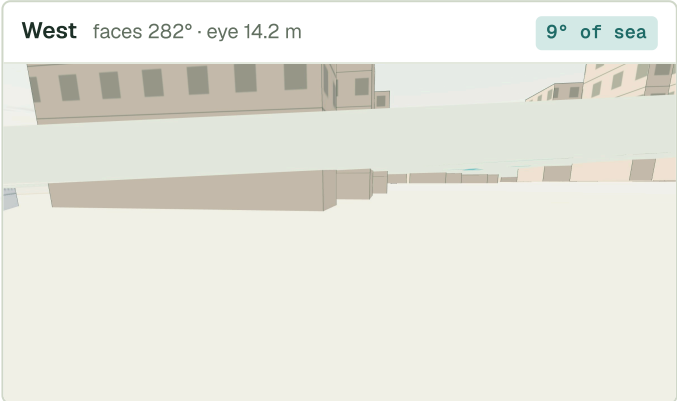
FROM EACH SIDE OF THE BUILDING



TOP FLOOR FLOOR 1 · TOP



GROUND FLOOR



Views straight out of the middle of each side of the building, in Clavy's 3D model of the town: buildings at their recorded floors on open terrain data. The badge is the sea, or else the hills, within 70° of the way the window faces. Not a photograph.

Calculated from Clavy's 3D model of the town: a sightline every degree from points 1 m outside each corner and side of the building, on several floors.

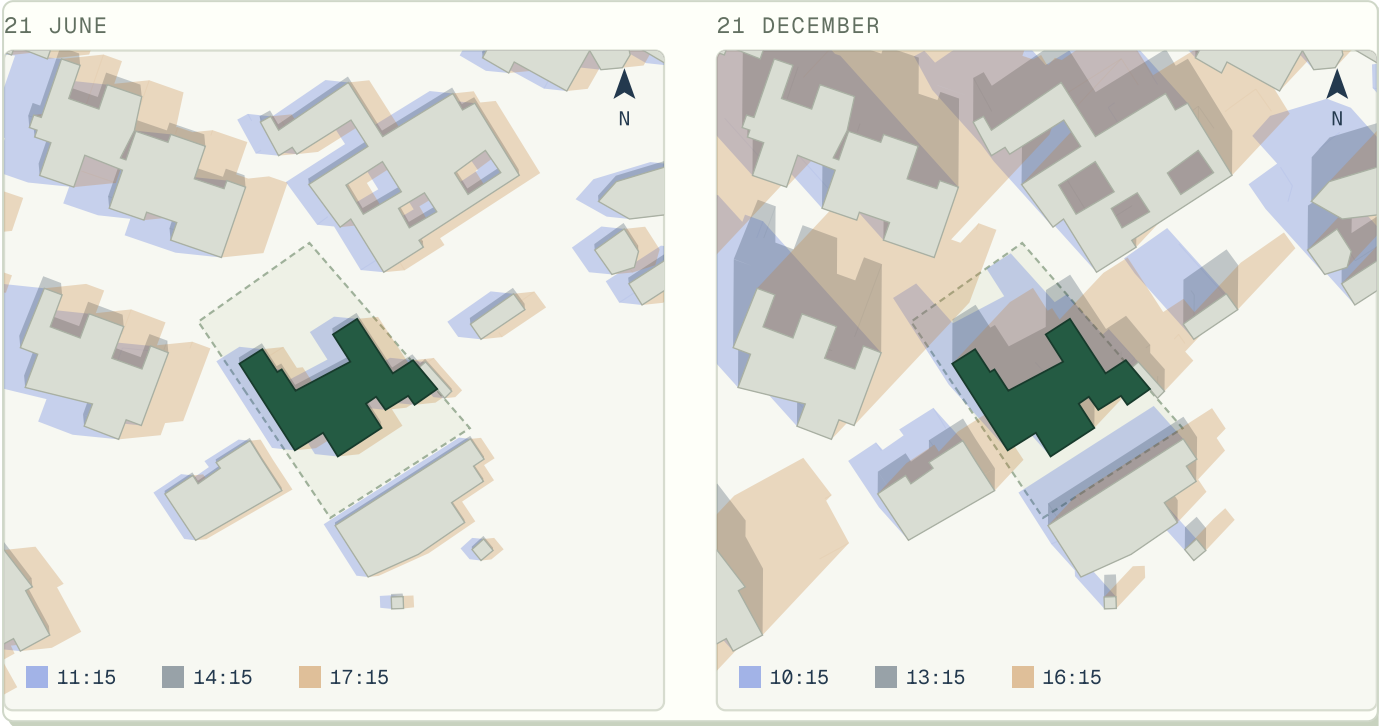
Terreno: teselas Terrarium (Mapzen, AWS Open Data). Europe terrain data produced using Copernicus data and information funded by the European Union - EU-DEM layers; SRTM and GMTED2010 data courtesy of the U.S. Geological Survey; Global ETOPO1 terrain data U.S. National Oceanic and Atmospheric Administration. Datos modificados. Elaboración propia a partir de datos de la Dirección General del Catastro (servicios INSPIRE). Sin valor certificativo. Cálculo propio de Clavy.

Clavy's own calculation at building and floor level, from terrain and building models. It does not survey a particular window, and trees are not included.

03 Sun and shadow

The sun over this parcel through the year, in local time, and the shadows the recorded buildings cast on the longest and the shortest day.

DAY	SUNRISE	SUNSET	DAYLIGHT	SOLAR NOON	SUN AT NOON
20 March (equinox)	07:28	19:27	11 h 59 min	13:27	53°
21 June (longest day)	07:06	21:37	14 h 31 min	14:22	77°
22 September (equinox)	08:12	20:13	12 h 01 min	14:12	54°
21 December (shortest day)	08:33	18:03	9 h 30 min	13:18	30°



Ground shadows three hours before solar noon, at noon and three hours after, in the colours of the times below each plan. The property's buildings are green, its parcel dashed, the neighbours grey.

Clavy's calculation from NOAA's solar equations at the parcel's centre, without refraction. Shadows come from the recorded building outlines at 3 m per recorded floor (one floor where none is recorded): a drawing assumption, never a survey. Terrain, trees and weather are not modelled.

04 Summary

Villa / house in Puente Romano, Marbella, resolved at building level. The estimated market value range is €3,661,429 to €20,723,584, with a central value of €9,674,034, drawn from 19 comparables and the published location price surface. The range is the answer; the central value is one point inside it.

05 Estimated market value

€3,661,429 – €20,723,584 central €9,674,034 · €3,643/m² – €20,620/m²



Primary estimator: reconciliation of 19 explicitly adjusted comparables, drawn from the urbanisation first, then the area, then the municipality. The published location price surface anchors the attribution. The interval is a 80% conformal prediction interval from the model's published residuals.

- The interval is designed to contain the asking-basis value 80% of the time on a forward-in-time holdout; that guarantee is marginal across the whole market, not per urbanisation, and this interval was widened beyond the published residuals.
- Interval widened: comparables thin:19.
- The estimate is on an asking-price basis. The expected asking-to-closing discount is reported separately and is never applied silently.
- Reference area 1,005 m², basis: building gross floor area.

Expected asking-to-closing discount: 6%, the coast-wide prior drawn from the national negotiation margin; it is shown for orientation and never applied to the range, and observed closings refine it zone by zone.

06 What drives the value

Each row is a contribution that was actually applied: the difference between the urbanisation price level and the municipality level, and the explicit adjustments made to the comparables. The last row is what the comparables say beyond those factors. The rows sum to the central value minus the municipality baseline; none of them is a percentage of the answer.

Municipality baseline: €8,596,354



07 The property record

Building and land details from the cadastral record, with a source and resolution level for every fact.

THE BUILDING			Public records · buildings · 2026-08-21 · building level		
Construction year	Condition of construction	Dwellings in the building			
1972	Functional	1			
Units in the building	Current use	Gross floor area (building)			
1	Residential	1,005 m²			
Footprint	Floors above ground (max. over parts)	Floors above ground (min. over parts)			
618 m²	2	1			
Floors below ground (max. over parts)	Building parts	Open-air pools on the parcel			
1	7	1			
Pool area	Typology (from the building)	Building height (Clavy's estimate: recorded floors × 3 m)			
69 m²	Villa / house	≈ 3–6 m			
		building level			
		Clavy computation · 2026-08-21 · building level			

THE LAND			Public records · parcels · 2026-08-21 · building level		
Parcel area (official)		Parcel area (from geometry)		Parcel pieces	
1,994 m²		1,994 m²		1	
Cadastral zoning block					
29069A004					

THE ADDRESS

Public records · addresses · 2026-08-21 · building level

Street

Puente Romano

Numbers

4

Postal code

29602

Entrances

1

LOCATION AND TERRAIN		
Urbanisation Puente Romano <small>Clavy computation · 2026-08-21 · urbanisation level</small>	Area <i>Not available</i> <small>area level</small>	Municipality Marbella <small>area level</small>
Ground elevation <i>Not available</i> <small>building level</small>	Ground slope <i>Not available</i> <small>building level</small>	Terrain aspect (ground, not unit orientation) <i>Not available</i> <small>building level</small>

08

Unit facts

Unit-level facts come from the cadastral unit record. Where the property does not resolve at unit level, the row says so instead of asserting a value.

Floor	<i>Not available</i>	<small>unit level</small>
Door	<i>Not available</i>	<small>unit level</small>

09

Comparables

Comparables are drawn from the urbanisation first (4), then the area (0), then the municipality (15) — never from a radius that crosses price regimes. Each is homogenised to the subject with explicit, signed adjustments and weighted by how little adjustment it needed.

19 · same urbanisation 4 · same area 0 · same municipality 15

RELATION	M ²	BEDS	YEAR	ASK	ADJ. €/M ²
Same urbanisation	548	4	—	€10,900,000	€20,379/m ²
Same urbanisation	647	6	—	€6,400,000	€9,626/m ²
Same urbanisation	294	4	—	€1,600,000	€5,206/m ²
Same urbanisation	519	4	—	€15,900,000	€28,300/m ²
Same municipality	551	4	—	€5,400,000	€9,839/m ²
Same municipality	1265	5	—	€13,800,000	€10,625/m ²
Same municipality	550	4	—	€2,750,000	€5,130/m ²
Same municipality	448	4	—	€1,675,000	€3,623/m ²
Same municipality	238	4	—	€848,000	€3,447/m ²
Same municipality	555	6	—	€3,150,000	€5,870/m ²
Same municipality	596	4	—	€5,675,000	€9,101/m ²
Same municipality	470	6	—	€6,000,000	€12,052/m ²

12 of 19 comparables shown.

10

Scores



Zone · Medium confidence · Based on 56% of the eligible weight.

COMPONENT	VALUE	WEIGHT
Price momentum (90 days)	—	18%
Absorption (observed exits per active listing) · basis: exits	0	18%
Months of inventory (lower is better)	—	14%
Gross rental yield	—	12%
Share of listings cutting price (lower is better)	0	12%
Price dispersion p75/p25 (lower is better)	2.57	8%
New supply pipeline (lower is better)	0	8%
Inventory depth (active listings)	4	10%



Property · Insufficient data · Based on 0% of the eligible weight.

COMPONENT	VALUE	WEIGHT
Model estimate versus asking price · Insufficient data	—	45%
Time observed versus the zone median · observed since we began tracking, never an absolute days-on-market	—	15%
Price reduction history · Insufficient data	—	20%
Agencies listing the property (open mandate) · Insufficient data	—	20%
View premium not reflected in price · unavailable until the DP3 view gate passes	—	0%

11 The neighbourhood market · Puente Romano

Absorption counts observed listing exits; an exit is not a sale until it has been classified.

Active listings	4	Property listings · 2026-10-18T10:32 · urbanisation level
Distinct properties observed	5	Property listings · 2026-10-18T10:32 · urbanisation level
Median asking price per m ²	€14,891/m ²	Property listings · 2026-10-18T10:32 · urbanisation level
25th percentile per m ²	€8,779/m ²	Property listings · 2026-10-18T10:32 · urbanisation level
75th percentile per m ²	€22,577/m ²	Property listings · 2026-10-18T10:32 · urbanisation level
Median asking price	€8,650,000	Property listings · 2026-10-18T10:32 · urbanisation level
Momentum, 30 days	Not available	urbanisation level
Momentum, 90 days	Not available	urbanisation level
Momentum, 365 days	Not available	urbanisation level
Absorption (observed exits per active, monthly)	0%	Property listings · 2026-10-18T10:32 · urbanisation level
Months of inventory	Not available	urbanisation level
Median days observed	116 days	Property listings · 2026-10-18T10:32 · urbanisation level
Share of listings cutting price	0%	Property listings · 2026-10-18T10:32 · urbanisation level
Median price cut	Not available	urbanisation level
Relisting rate	0%	Property listings · 2026-10-18T10:32 · urbanisation level
New supply pipeline (units)	0	New-build developer listings · 2026-10-18T10:32 · urbanisation level
Gross rental yield	Not available	urbanisation level
Net rental yield (cost model)	Not available	urbanisation level
Town median asking price per m ²	€6,818/m ² · Marbella	Property listings · 2026-10-18T10:32 · area level
Neighbourhood median against the town	+118%	Property listings · 2026-10-18T10:32 · urbanisation level

12 Listings nearby: for sale and for rent

LISTINGS POWERED BY Scout

The 10 nearest active listings Scout observes around this property (9 for sale and 1 for long-term rent), nearest first. Asking prices and monthly asking rents, never sales; short-term holiday rentals are left out.



The 10 nearest listings around the subject (ringed), numbered as in the table; filled pins are for sale, outlined pins for rent. Each pin marks the centre of its cadastral parcel, or of its urbanisation when the listing is not matched to a parcel. Aerial imagery: Obra derivada de PNOA-MA 2026 CC-BY 4.0 scne.es

#	PROPERTY	ASK	€/M ²	DISTANCE
1	FOR RENT Commercial · 0 beds · 239 m² Puente Romano	€12,000/month	—	≈ 18 m (urbanisation centre)
2	FOR SALE Apartment · 3 beds · 198 m² Puente Romano	€5,495,000	€27,753/m ²	≈ 18 m (urbanisation centre)
3	FOR SALE Apartment · 4 beds · 265 m² Puente Romano	€2,300,000	€8,679/m ²	≈ 18 m (urbanisation centre)
4	FOR SALE Apartment · 3 beds · 138 m² Puente Romano	€4,650,000	€33,696/m ²	≈ 18 m (urbanisation centre)
5	FOR SALE Townhouse · 3 beds · 450 m² Puente Romano	€1,695,000	€3,767/m ²	≈ 18 m (urbanisation centre)
6	FOR SALE Apartment · 3 beds · 255 m² Puente Romano	€1,750,000	€6,863/m ²	≈ 18 m (urbanisation centre)
7	FOR SALE Apartment · 4 beds · 357 m² Puente Romano	€2,500,000	€7,003/m ²	≈ 18 m (urbanisation centre)
8	FOR SALE Townhouse · 3 beds · 334 m² Puente Romano	€1,600,000	€4,790/m ²	≈ 18 m (urbanisation centre)
9	FOR SALE Villa / house · 4 beds · 548 m² Puente Romano	€10,900,000	€19,891/m ²	≈ 18 m (urbanisation centre)
10	FOR SALE Townhouse · 3 beds · 142 m² Puente Romano	€1,195,000	€8,415/m ²	≈ 18 m (urbanisation centre)

10 of the 425 active listings found shown.



13 New developments in town

34 new developments are listed in Marbella. Developer asking prices on the portal, never sales.

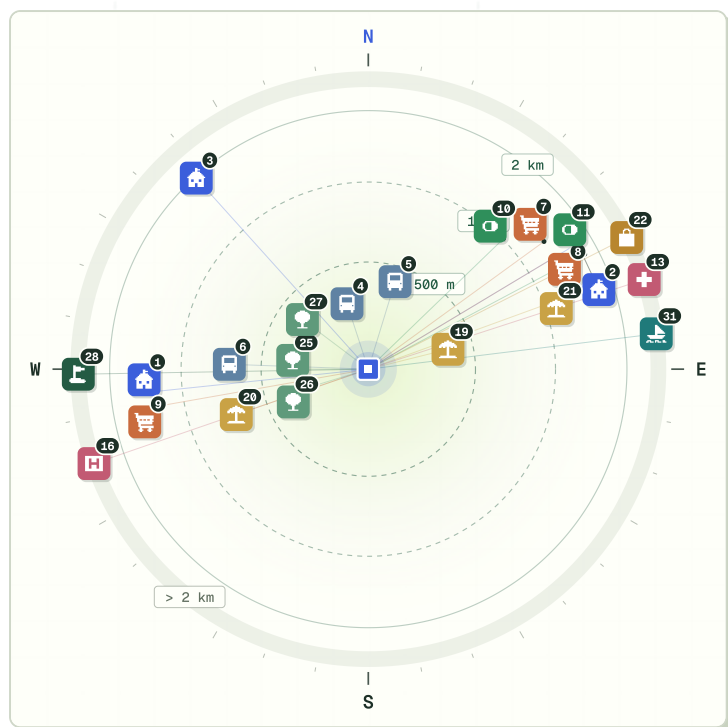
DEVELOPMENT	STAGE	HOMES	ASK	€/M ²
#Zew_Elviria NVOGA Marbella Realty · Marbella · seen 25 Jul 2026	Off plan	137 of 183 available	€690,000 – €3,000,066	—
Isla Bela Prime Invest · Marbella · seen 25 Jul 2026	Under construction	68 of 68 available	€785,000 – €2,600,000	—
The Grove Prime Invest · Marbella · seen 25 Jul 2026	Under construction	38 of 38 available	€433,300 – €2,953,200	—
MEDBLUE MARBELLA Azul Developments · Marbella · seen 25 Jul 2026	Off plan	25 of 25 available	€458,000	—
Be Aloha Magnum Partners · Marbella, (Málaga) · seen 3 Jul 2026	Off plan	15 of 15 available	€456,000	—
SOLEIL Insur Brokers Marbella · Marbella (Málaga) · seen 25 Jul 2026	Off plan	14 of 20 available	€530,000 – €1,050,000	—
Origin Insur Brokers Marbella · Marbella (Málaga) · seen 25 Jul 2026	Off plan	8 of 8 available	€530,000 – €720,000	—
Quintessence Insur Brokers Marbella · Marbella (Málaga) · seen 25 Jul 2026	Off plan	7 of 11 available	€575,000 – €1,375,000	—
Santa Clara Homes Prime Invest · Marbella · seen 25 Jul 2026	Completed	7 of 7 available	€1,245,000 – €1,528,000	—
Sira Homes Prime Invest · Marbella · seen 25 Jul 2026	Under construction	5 of 5 available	€870,000 – €1,295,000	—

10 of the 34 developments listed shown.

Developer asking prices and availability as the portal lists them, never sales; the portal places most developments in a town or locality, not on a parcel. €/per m² is the median asking price for this property's type, shown only from 5 homes or more.

14 Everyday places nearby

The nearest everyday places of 12 kinds around this property, from the Marbella town layers, nearest first. Distances run in a straight line from the centre of the parcel.



Each place on its true compass bearing from the property. Rings at 500 m, 1 km and 2 km; distance is to scale within each ring, not across them, and places beyond 2 km sit on the outer band. Numbers match the list, which gives every distance.

NEAREST OF EACH KIND

	School Patatina Baby School	1.5 km ≈ 25 min walk
	Bus stop Puente Romano	320 m ≈ 5 min walk
	Supermarket Super Sol	1.4 km ≈ 23 min walk
	Pharmacy Farmacia Marbella Real	1 km ≈ 16 min walk
	Health centre Centro Médico Internacional	3 km
	Hospital	2.7 km
	Beach Playa de Nagüeles	380 m ≈ 6 min walk
	Shopping centre El Corte Inglés	2.1 km ≈ 33 min walk
	Park	360 m ≈ 6 min walk
	Golf course Golf La Dama de Noche	2.3 km ≈ 37 min walk
	Marina Puerto Deportivo Virgen del Carmen, de Marbella	3 km



Schools

3 within 2 km



- 1 Patatina Baby School** **1.5 km W**
Nursery (0–3) ≈ 25 min walk
- 2 Guadalpín** **1.8 km NE**
Public secondary · Secondary (ESO), Bachillerato, Vocational, Special education ≈ 29 min walk
- 3 Swans International Primary School** **2 km NW**
International (foreign curriculum) ≈ 32 min walk



Bus stops

6 within 1 km

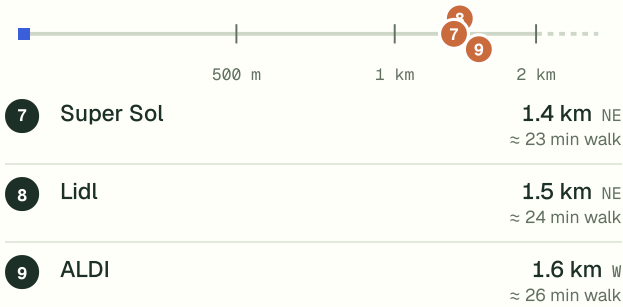


- 4 Puente Romano** **320 m N**
Lines L1 · L-79 ≈ 5 min walk
- 5 El Vicario** **430 m N**
Lines L1 · L-79 ≈ 7 min walk
- 6 Cruce Istán, Carretera Istán** **700 m W**
Lines L1 · L-79 ≈ 11 min walk



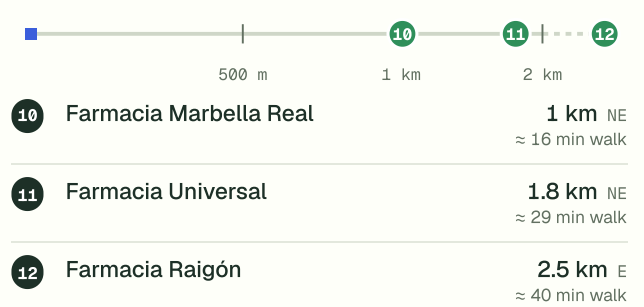
Supermarkets

3 within 2 km



Pharmacies

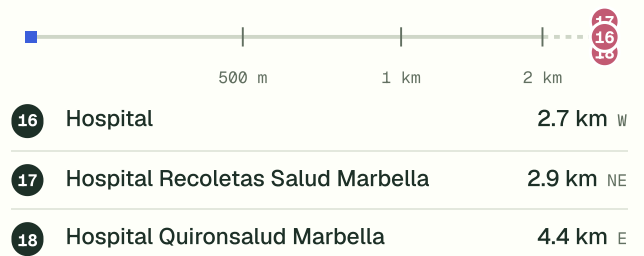
2 within 2 km



Health centres

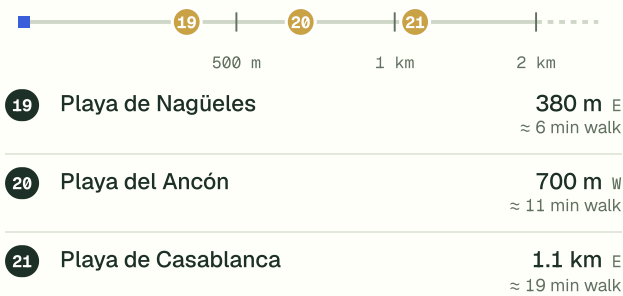


Hospitals



Beaches

2 within 1 km



Shopping

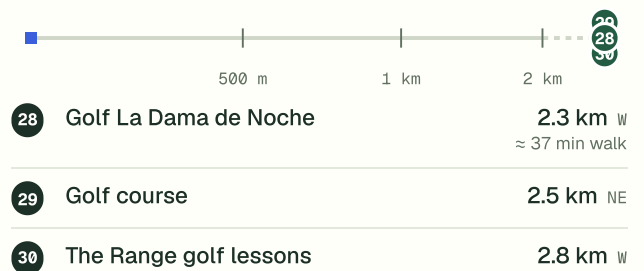


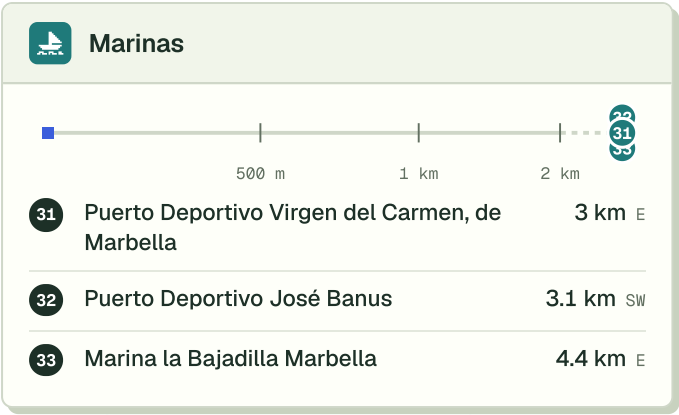
Parks

10 within 1 km



Golf courses





School stages and types are from the Junta de Andalucía directory for the school year 2024/2025; check enrolment and services with the school.

Straight-line distances from the centre of the parcel to each place's mapped point, never a route. Walking times are a rough estimate (straight line × 1.3 at 4.8 km/h), not a route either. Places are listed by distance only; nothing here ranks them. A place's presence on the map does not confirm it is open or what it offers.

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15

Things to verify

What the records already tell us, and what still needs a closer look.

ALREADY IN THE RECORDS		Building & parcel level
<div>Building outline</div> <div>Mapped</div> <div>7 recorded building parts.</div>	<div>Recorded floors</div> <div>Up to 2</div> <div>Parts range from 1 to 2 floors. Your side may be lower.</div>	<div>Pool outlines</div> <div>1 mapped</div> <div>Locations are recorded. Access and current condition still need a check.</div>

- Present** — A competent source shows this condition applies.
- Checked, not present** — A competent source was checked and this condition does not apply.
- Not assessable** — No competent source could be checked. Absence of data is not absence of risk.

Land and environment

Coastal, flood, fire and protection checks. Statutory easement bands are minimum distances; the applicable zone may differ. Flood zones are modelled scenarios for a return period, not a record that a property has flooded, and the official maps cover only the river and coastal stretches studied for significant flood risk. The fire check is the Plan INFOCA's designation of the municipality, not an assessment of the property's own fire risk.

Not assessable from the records: Coastal easement band (Ley de Costas; statutory minimum, the applicable zone may be wider), Modelled flood zone, 10-year return period (mapped river and coastal stretches only), Modelled flood zone, 100-year return period (mapped river and coastal stretches only), Modelled flood zone, 500-year return period (mapped river and coastal stretches only), Forest fire danger zone (Plan INFOCA), Protected natural area, Heritage protection.

Noise, industry and ground

Aircraft noise from the Málaga airport strategic noise map (modelled Lden contours, not a measurement at the property), industrial complexes and landfills on the public registers within 2 km, and the basic seismic acceleration the NCSE-02 building code assigns to the municipality.

Not assessable from the records: Aircraft noise, Málaga airport strategic noise map (Lden 55 dB or more, modelled), Registered industrial site or landfill within 2 km, Seismic building code applies (NCSE-02, basic acceleration 0.04 g or more).

Legal and ownership

These matters need independent professional verification. They cannot be confirmed from the data available to Clavy, and this report provides no warranty on them.

Not assessable from the records: Planning legality (AFO / fuera de ordenación), Protected housing status (VPO), Tourist-let restriction.

“Not assessable” means we do not have the evidence needed to complete a check. It does not mean there is no risk.

16 Non-warranty

Occupancy, tenancy, the shape of title, protected-housing status and planning legality are the five conditions that most often destroy a purchase on this coast. None of them is detectable from data Clavy can lawfully reach. Each is shown in its three-state form below; where the state is “not assessable” the buyer must verify it through a nota simple, the community administrator and the town hall. No warranty of any kind is given on these points.

17 Sources and licences

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Sources used in this report and the terms under which each is used.

INSPIRE Cadastral Parcels (CP) — Elaboración propia a partir de datos de la Dirección General del Catastro (servicios INSPIRE). Sin valor certificativo. (DGC INSPIRE licence v1.0 (2016-07))

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Clavy location tree (naming and hierarchy) — Jerarquía y nombres elaborados por Clavy a partir de la Dirección General del Catastro. Sin valor certificativo. (Catastro-derived names with Clavy curation; each contributing source's terms retained (INSPIRE licence 2016, CAT bulk-download licence 2011, Sede per-property services))

Sale listings · Scout — Anuncios de venta observados a través de Scout (scoutgo.app) desde el inicio del seguimiento. (No agreement on file — the terms for supplying and reusing the listings have not been documented.)

New-build developer listing observations — Promociones de obra nueva observadas por Clavy. (Own observation log)

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Terrain tiles (Mapzen Terrarium on AWS Open Data) — Terreno: teselas Terrarium (Mapzen, AWS Open Data). Europe terrain data produced using Copernicus data and information funded by the European Union - EU-DEM layers; SRTM and GMTED2010 data courtesy of the U.S. Geological Survey; Global ETOPO1 terrain data U.S. National Oceanic and Atmospheric Administration. Datos modificados. (Per contributing dataset: Copernicus data policy (EU-DEM), public domain (SRTM, GMTED2010, ETOPO1), each with its own credit line)

Junta de Andalucía open data — directory of non-university schools and their complementary services — Junta de Andalucía, Portal de Datos Abiertos: directorio de centros docentes no universitarios y servicios complementarios, CC BY 4.0 (<https://creativecommons.org/licenses/by/4.0/>). Datos modificados por Clavy. Acceso: 2026-10-10. (CC BY 4.0, as stated on each dataset's page of the Junta's open-data portal)

Clavy derived geometry and metrics — Cálculo propio de Clavy. (Proprietary — own derivation from permitted layers)

Clavy published models — Estimación automatizada de valor de mercado con fines informativos (modelo Clavy). (Proprietary)
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