

**Sales - House - Marbella**  
**640.000€**



**Ref.-ID: MIBGR4348444**

**Marbella**

**House**



**3**



**3**



**372 m2**



**908 m2**

Plot with house in Artola, Marbella in need of renovation. This plot has two fantastic projects to choose from. One to renovate the existing house and the other to build a new modern detached villa. This is your chance to build your very own dream home next to a golf course and only a few minutes from the amazing picturesque beaches with sandy dunes in Artola. Situated on a generously sized plot exceeding 900 square meters, this bungalow-style house, ideally located on the first line of Cabopino Golf, awaits a transformative renovation. A splendid construction proposal for a spacious, contemporary villa boasting three substantial bedrooms and a total built area of over 380 square meters features the following key attributes. On the ground level, an open kitchen adjoins a formal dining area, offering direct access to a sizable terrace and the living room. This same floor accommodates one of the primary bedrooms with an en-suite bathroom and an adjacent study or dressing room. Moving to the first floor, you'll discover two ample bedrooms, each with its own en-suite bathroom, and access to two terraces, both perfectly oriented to the south. The principal bedroom on this level includes a spacious dressing room. Additionally, this villa boasts an expansive rooftop terrace, measuring more than 33 square meters, as well as a basement equipped with a two-vehicle garage, a spacious game room, a gym, a complete bathroom, a laundry area, and a pantry. The property is conveniently located just 600 meters on foot from the stunning Playa de Las Dunas de Artola and a mere 900 meters from Cabopino Marina. Furthermore, it's a quick 2-minute drive from the Cabopino Golf Club Club House and is surrounded by various prestigious restaurants, supermarkets, shopping centers, and entertainment options. Marbella is a mere 12 kilometers away, while Malaga airport is situated 40 kilometers from this prime location. In summary, this project offers an exceptional opportunity to construct a modern villa, replete with all the conveniences and the finest quality, in one of Marbella East's premier urban developments, just a stone's throw from the Costa del Sol's finest beaches, golf clubs, dining establishments, and shopping centers.

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Suburban</li><li>✓ Close To Golf</li><li>✓ Urbanisation</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✓ East</li><li>✓ West</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ New Construction</li></ul>	<b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Fitted Wardrobes</li><li>✓ Private Terrace</li><li>✓ Solarium</li><li>✓ Gym</li><li>✓ Storage Room</li><li>✓ Utility Room</li><li>✓ Ensuite Bathroom</li><li>✓ Double Glazing</li><li>✓ Basement</li></ul>	<b>Furniture</b> <ul style="list-style-type: none"><li>✓ Not Furnished</li></ul>	<b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Partially Fitted</li></ul>
<b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✓ Underground</li></ul>	<b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ Drinkable Water</li></ul>	<b>Category</b> <ul style="list-style-type: none"><li>✓ Golf</li><li>✓ Off Plan</li><li>✓ With Planning Permission</li><li>✓ Contemporary</li></ul>		