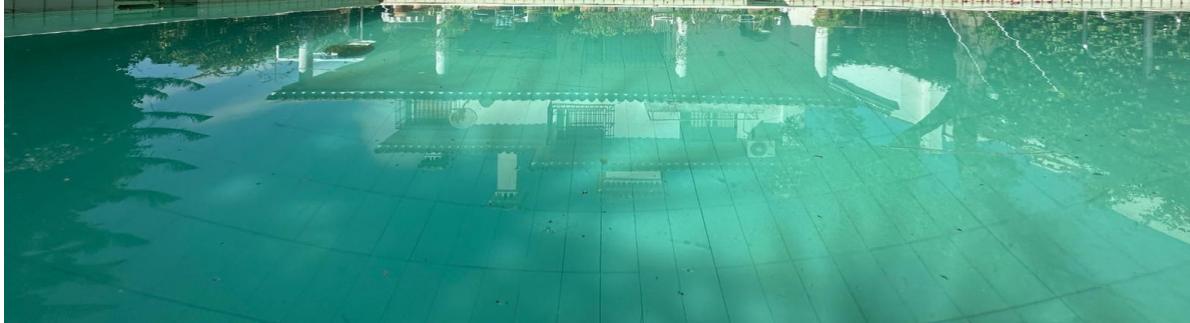


## Sales - House - Marbella

**1.550.000€**



**Ref.-ID: MIBGR5126509**

**Marbella**

**IBI: 1,642 EUR / year**

**Rubbish: 62 EUR / year**



**5**



**4**



**311 m<sup>2</sup>**

**House**



**836 m<sup>2</sup>**

Charming villa with great potential in Urb. El Mirador, Marbella. Discover this charming detached villa full of potential in the peaceful area of El Mirador, just 3 km from Marbella town centre. A fantastic renovation opportunity to create your own Mediterranean dream home or to invest in an area with strong value growth. Set on an 836 m<sup>2</sup> plot with a mature garden, fruit trees and a 40 m<sup>2</sup> private pool, the property was built in 1980 with a solid structure that remains in excellent condition. It offers around 300 m<sup>2</sup> of living space distributed over two floors and a basement. The villa features five spacious bedrooms, four bathrooms (two en-suite), a bright living and dining area overlooking the garden, a fully equipped separate kitchen with patio access, and generous terraces for year-round outdoor living. There is also a carport for two vehicles, solar panels for hot water, and a private water tank. El Mirador, in the Valdeolletas area, is a quiet and family-friendly neighbourhood with excellent connections — close to international schools, public transport, supermarkets, sports clubs and top-class golf courses. With easy access to the AP-7 and N-340, Málaga city and the international airport are only 40 minutes away. A property with great potential and the chance to create something truly special in one of Marbella's most desirable areas. Contact us for more information or to schedule a private viewing.

- Setting**
- ✓ Suburban
  - ✓ Commercial Area
  - ✓ Close To Golf
  - ✓ Close To Shops
  - ✓ Close To Town
  - ✓ Close To Schools
  - ✓ Close To Forest
  - ✓ Urbanisation

- Features**
- ✓ Covered Terrace
  - ✓ Fitted Wardrobes
  - ✓ Near Transport
  - ✓ Private Terrace
  - ✓ WiFi
  - ✓ Storage Room
  - ✓ Ensuite Bathroom
  - ✓ Wood Flooring
  - ✓ Marble Flooring
  - ✓ Barbeque
  - ✓ Basement

- Utilities**
- ✓ Electricity
  - ✓ Gas
  - ✓ Solar water heating

- Orientation**
- ✓ North
  - ✓ East
  - ✓ South
  - ✓ West

- Condition**
- ✓ Renovation Required

- Pool**
- ✓ Private

- Climate Control**
- ✓ Air Conditioning

- Views**
- ✓ Sea
  - ✓ Mountain
  - ✓ Garden
  - ✓ Pool
  - ✓ Urban
  - ✓ Street

- Furniture**
- ✓ Optional

- Kitchen**
- ✓ Fully Fitted

- Garden**
- ✓ Private

- Security**
- ✓ Safe

- Parking**
- ✓ Covered
  - ✓ More Than One
  - ✓ Private

- Category**
- ✓ Investment
  - ✓ Resale