

## Sales - House - Marbella

# 1.550.000€



**Ref.-ID: MIBGR5126509**

**Marbella**

**House**

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

**Rubbish: 62 EUR / year**



**5**



**4**



**311 m2**



**836 m2**

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
- ✔ **Furniture**
  - ✔ Optional
- ✔ **Category**
  - ✔ Investment
  - ✔ Resale
- ✔ **Condition**
  - ✔ Renovation Required
- ✔ **Kitchen**
  - ✔ Fully Fitted
- ✔ **Pool**
  - ✔ Private
- ✔ **Garden**
  - ✔ Private
- ✔ **Climate Control**
  - ✔ Air Conditioning
- ✔ **Security**
  - ✔ Safe
- ✔ **Views**
  - ✔ Sea
  - ✔ Mountain
  - ✔ Garden
  - ✔ Pool
  - ✔ Urban
  - ✔ Street
- ✔ **Parking**
  - ✔ Covered
  - ✔ More Than One
  - ✔ Private