

## Sales - House - The Golden Mile

# 2.600.000€



**Ref.-ID: MIBGR5373106**

**The Golden Mile**

**House**

**IBI: 1,970 EUR / year**

**Rubbish: 280 EUR / year**



**4**



**5**



**420 m2**



**1430 m2**

Located in Rocío de Nagüeles, just below Sierra Blanca on Marbella's Golden Mile, this villa offers a property with great potential on one of the area's most sought-after streets. The corner plot is flat, measuring 1,458 m<sup>2</sup>, and faces southwest, with approximately 420 m<sup>2</sup> of built area across three levels. From the main floor, you can enjoy sea views towards Gibraltar and Africa, while the upper floor and solarium offer exceptional views of the surroundings. The villa currently has four bedrooms: two on the lower ground floor with direct access to the garden and pool, one on the main floor, and the main suite on the upper level. It is a renovation opportunity that allows modernisation while maintaining the property's character and optimising its spaces. With most neighbouring homes already upgraded, this is one of the few remaining opportunities in Nagüeles with sea views. The location combines privacy and elevation, features for which Rocío de Nagüeles is renowned, with quick access to Marbella centre, the coast, and international schools. Everything is just minutes away, offering the perfect combination of exclusivity and convenience for those seeking an investment villa or a primary residence.

**Setting**

- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

**Garden**

- ✓ Private

**Orientation**

- ✓ South West

**Parking**

- ✓ Private

**Condition**

- ✓ Renovation Required

**Pool**

- ✓ Private

**Views**

- ✓ Sea

**Features**

- ✓ Ensuite Bathroom