## Sales - House - Marbella

# 850.000€











**Ref.-ID: MIBGR5455558** **Marbella** **House**

**5** **3** **378 m2** **640 m2**

Villa with Excellent Investment Potential in Marbella | 5 Bedrooms | Private Pool | Just 3 Minutes from the Beach Villa Angeles is an outstanding opportunity for buyers looking to renovate and add value in one of Marbella's most convenient and well-connected residential areas. Ideally located in a well established neighbourhood, the property is within easy reach of supermarkets, restaurants, parks, schools and La Cañada Shopping Centre, with many everyday amenities just a short walk or drive away. Its excellent connection to the main road network provides quick access to Marbella town centre, Puerto Banús and the rest of the Costa del Sol, while the beach is only 3 minutes away by car. Set on a 640 m² plot, the villa offers 370 m² of built area and features 5 bedrooms, 3 bathrooms, a spacious independent kitchen, a bright living room opening onto the terrace, a private swimming pool, and private on-site parking. Whether you are looking to create your dream family home or seeking an investment with strong upside potential, this property offers endless possibilities. It is ideally suited for a full renovation, a profitable flipping project, or as a long-term or holiday rental investment. A rare opportunity to acquire a detached villa with generous living space, excellent connectivity, and outstanding potential in one of Marbella's most practical residential locations.

**Setting**
- ✔ Town
- ✔ Commercial Area
- ✔ Close To Shops
- ✔ Close To Schools

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Good Condition
- ✔ Restoration Required

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Urban Views
- ✔ Street Views

**Features**
- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ Utility Room

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden
- ✔ Easy Maintenance Garden

**Parking**
- ✔ Private Parking

**Category**
- ✔ Investment