Sales - House - Marbella

1.200.000€











Ref.-ID: MIBGR5465476 **Marbella** **House**

6 **4.5** **434 m2** **1760 m2**

Unique reform opportunity in Marbella, just five minutes walk to the beach, in a truly prime and very hard-to-find location by the Marbella Arch to the Eastern side of Marbell. With easy access to the N340 and AP7, and minutes from La Cañada Shopping Centre, schools and golf, this is an ideal setting for a family home or a high-end renovation project. Set on a lush 1,760 m2 plot with established gardens and mature trees including fig, palm and olive, the property offers 434 m2 built area spread across the main house and outbuildings. The position and scale make it suitable for a full modernisation, or for a developer to explore a complete rebuild option, subject to planning. The main house currently comprises 3 bedrooms and 2,5 bathrooms, a kitchen, a living room with doors to a covered south facing terrace overlooking the pool with a small seaview, a second living room with open fireplace, and a separate dining room with open fire place and a lobby area with guest WC and the front entrance. Off the kitchen you will find large terrace with built in bbq and outdoor kitchen and stairs up to what is currently an area consisting of 2 offices one with vaulted ceilings and a bathroom all with amazing seaviews from this level. Additional spaces include an entrance patio, a first-floor double office or studio, rear tool room, a garage, an independant shower room, a separate studio apartment, and an open but covered garage for three cars. Hot water is supported by solar. There is the opportunity to create your own vegetable garden and keep a horse on the part of the plot located behind the house. A rare chance to secure land, location and privacy in Marbella, with the beach, amenities and main road connections all on your doorstep, and the potential to create a contemporary villa with glass, clean lines and a beautiful pool terrace. The first photo is for illustration purposes only.

Setting
- ✔ Town
- ✔ Commercial Area
- ✔ Beachside
- ✔ Port
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Marina
- ✔ Close To Marina

Orientation
- ✔ South Facing

Condition
- ✔ Renovation Required
- ✔ Restoration Required

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Country Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Courtyard Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Guest Apartment
- ✔ Guest House
- ✔ Storage Room
- ✔ Utility Room
- ✔ Barbeque

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden
- ✔ Landscaped Garden
- ✔ Easy Maintenance Garden

Security
- ✔ Alarm System

Parking
- ✔ Garage
- ✔ Covered Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Solar water heating

Category
- ✔ Distressed
- ✔ Investment
- ✔ Luxury
- ✔ Resale