

**Sales - House - Marbella**  
**1.160.000€**

**www.mibgroup.es**  
**+34 662 58 96 58**  
**info@mibgroup.es**



**Ref.-ID: MIBGR5073889**

**Marbella**

**House**

**Community: 2,724 EUR / year IBI: 1,300 EUR / year**

**Rubbish: 180 EUR / year**



**3**



**3**



**307 m2**



**10 m2**

Situated in the prestigious Oasis de Nagüeles urbanization on Marbella's sought-after Golden Mile, this spacious 5-level townhouse offers a unique opportunity to create your ideal home in one of the best areas of the Costa del Sol. The property is distributed as follows: Ground floor: guest toilet, a bright living room with fireplace, fully fitted kitchen, and access to a charming private patio with a small pool, leading directly to the lush tropical communal garden with a large shared swimming pool. First floor: two bedrooms, both with en-suite bathrooms. Second floor: a lovely terrace with awning, plus a spiral staircase leading to an additional rooftop terrace – perfect for sunbathing or enjoying open views. Basement level: an additional bedroom with a bathroom, plus access to the private garage. While the property would benefit from modernization, this is reflected in its very attractive price, making it a smart investment opportunity. Its location is unbeatable: only 5 minutes from Marbella center and 4 minutes from Puerto Banús, and close to the area's top international schools. Whether you're looking for a family home, holiday residence, or investment project, this townhouse has exceptional potential

- Setting**
- ✔ Close To Town
  - ✔ Close To Schools
  - ✔ Close To Forest
  - ✔ Urbanisation

- Features**
- ✔ Private Terrace
  - ✔ Solarium
  - ✔ Tennis Court
  - ✔ Marble Flooring
  - ✔ Double Glazing
  - ✔ 24 Hour Reception

- Utilities**
- ✔ Electricity
  - ✔ Drinkable Water
  - ✔ Telephone

- Orientation**
- ✔ East
  - ✔ West

- Furniture**
- ✔ Fully Furnished

- Category**
- ✔ Bargain
  - ✔ Distressed
  - ✔ Investment

- Condition**
- ✔ Good
  - ✔ Renovation Required

- Kitchen**
- ✔ Fully Fitted

- Pool**
- ✔ Communal
  - ✔ Private

- Garden**
- ✔ Communal

- Climate Control**
- ✔ Air Conditioning
  - ✔ Fireplace

- Security**
- ✔ Gated Complex
  - ✔ Entry Phone
  - ✔ Alarm System
  - ✔ 24 Hour Security

- Views**
- ✔ Garden
  - ✔ Courtyard

- Parking**
- ✔ Underground
  - ✔ Garage