MIBGROUP.ES

**Sales - House - Marbella**

**2.120.000€**

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











**Ref.-ID: MIBGR5492293** **Marbella** **House**

**8** **5** **600 m2** **700 m2**

VILLA WITH PRIVATE POOL AND OUTSTANDING POTENTIAL IN THE HEART OF MARBELLA Exceptional opportunity to acquire a spacious detached villa in a privileged location, right in the heart of Marbella, next to one of the city’s main avenues and just a 10-minute walk from Marbella’s beaches and promenade. A rare location for a property of this size and characteristics, surrounded by restaurants, shops, leisure facilities and all essential services, allowing you to enjoy Marbella’s lifestyle without the need for a car. The property is distributed over three floors and stands out for its generous spaces, natural light and numerous possibilities for renovation and redistribution. It offers eight spacious bedrooms and five full bathrooms, as well as a fully equipped guest area, ideal for providing additional privacy and independence. The main living area features a large living and dining room with fireplace, spacious covered terraces and an excellent south-facing orientation, providing abundant natural light and pleasant sea views. The villa also includes two fully equipped kitchens, a sauna area, gym, laundry room and air conditioning, offering a wide range of spaces designed for comfort and wellbeing. Outside, the property features a pleasant private garden with swimming pool, extensive terraces ideal for enjoying Marbella’s exceptional climate, and a garage with space for two vehicles. Originally built in the 1980s, the property retains the character and generous proportions typical of villas from this period while offering outstanding potential for renovation and modernisation. Its spacious layout and privileged location provide the perfect opportunity to create a contemporary, personalised residence in the heart of Marbella. An especially attractive property for those seeking space, privacy, a swimming pool and garden without giving up a central location, as well as for buyers looking to create a unique villa just a short walk from the sea and all the amenities Marbella has to offer.

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

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Sea Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Urban Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Wood Flooring

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden

**Security**
- ✔ Gated Complex

**Parking**
- ✔ Garage
- ✔ Multiple Parking Spaces
- ✔ Private Parking

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

**Category**
- ✔ Investment
- ✔ Luxury