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**Sales - House - Marbella**

**695.000€**

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**Ref.-ID: MIBGR5514469** **Marbella** **House**

**3** **3** **162 m2** **51 m2**

Corner Townhouse with Exceptional Renovation Potential – Nagüeles, Marbella A fantastic opportunity to create a beautiful contemporary home in Jardines de Marbería, a well-established residential community in sought-after Nagüeles. This corner townhouse offers approximately 161 m² built over three levels, together with a generous 51 m² private garden, giving the property excellent indoor-outdoor potential and plenty of scope for a stylish transformation.The current layout includes 3 bedrooms, with the possibility to easily create a 4th bedroom as part of the renovation. The house is ready for renovation, allowing the new owner to redesign and personalise the interiors to their own taste. Its corner position, spacious layout and private garden make it particularly attractive either as a permanent residence, holiday home or investment project. The community features mature landscaped gardens and a communal swimming pool, while the location is exceptionally convenient — only around 5 minutes from Marbella’s Golden Mile, Puerto Banús, Marbella centre and the beaches. A property with great bones, excellent potential and a prime Marbella address.

**Setting**
- ✔ Town
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

**Orientation**
- ✔ North Facing
- ✔ South Facing

**Condition**
- ✔ Renovation Required

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Fireplace

**Features**
- ✔ Covered Terrace
- ✔ Private Terrace

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden
- ✔ Private Garden

**Security**
- ✔ Gated Complex

**Parking**
- ✔ Street Parking

**Utilities**
- ✔ Electricity

**Category**
- ✔ Investment