

## Sales - House - Marbella

# 2.500.000€

Marbella

House

Community: 288 EUR / year

IBI: 2,276 EUR / year



7



4



567 m2



1400 m2

7 bedroom villa in Nagueles, Marbella Golden Mile Mediterranean style villa with 567 m2 built on a beautiful plot of 1,400 m2 in the residential area of Nagüeles, on the Golden Mile of Marbella. This property offers up to 7 bedrooms and 4 bathrooms, built by the current owner and developer, is designed for daily practical life, making it very comfortable. On the entrance floor, from the hall we already see a large living room and dining room and access to the terrace with barbecue, which opens to the large garden and pool of the house. The spacious kitchen has an informal dining area and breakfast, also with access to the terrace. On this same floor we find 3 bedrooms and 2 bathrooms. On the upper floor we find the master bedroom with dressing room and large bathroom en suite and a library office (which can be converted into a bedroom), both with access to a private terrace. In the basement, a large multipurpose space (games room, gym, etc.), two bedrooms that share a bathroom, storage and laundry areas, plus a large garage for at least 3 cars. The house is really beautiful and timeless, which will always be fashionable and everyone likes. The garden is very careful and next to the pool, there is another barbecue area. With a privileged location, you have easy access to the ring road and very close to the Golden Mile and Marbella center, with all services and entertainment very close at hand. A family home, comfortable and of great quality.

### Setting

- ✓ Town
- ✓ Close To Golf

### Climate Control

- ✓ Air Conditioning
- ✓ Fireplace

### Kitchen

- ✓ Fully Fitted

### Orientation

- ✓ South

### Views

- ✓ Garden
- ✓ Pool

### Garden

- ✓ Private

### Condition

- ✓ Good

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Barbeque
- ✓ Staff Accommodation
- ✓ Basement

### Parking

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ More Than One
- ✓ Private

### Pool

- ✓ Private

### Furniture

- ✓ Part Furnished

### Category

- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale









































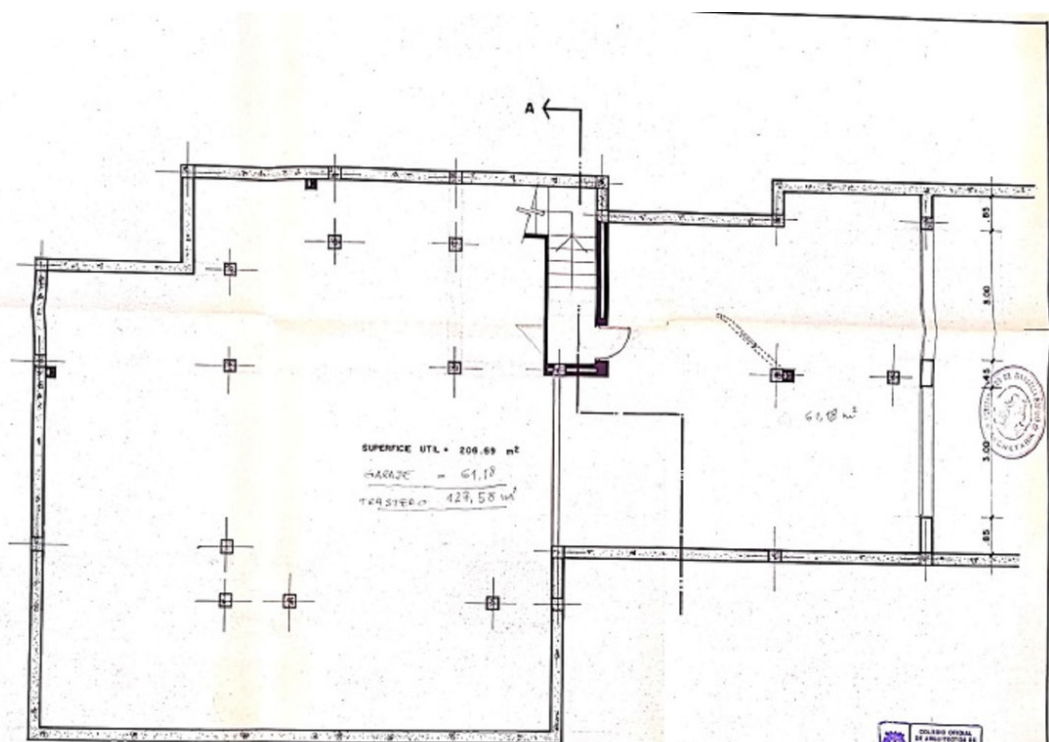
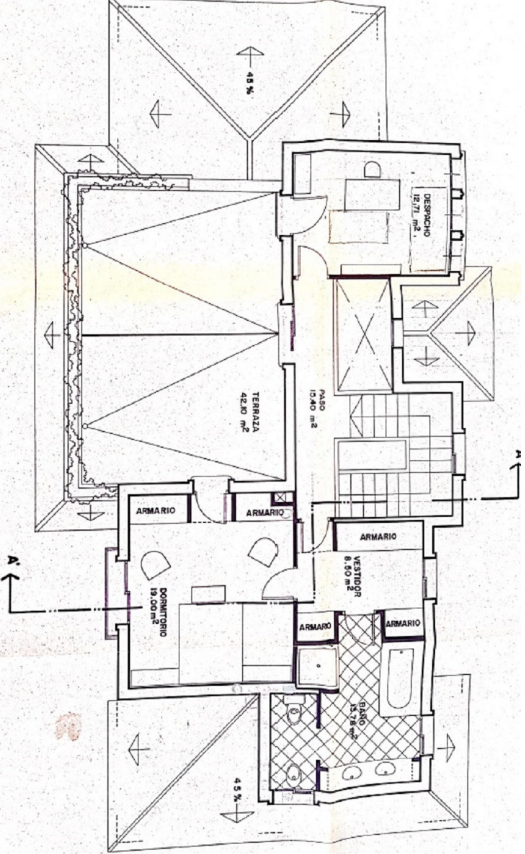












SUPERFICIE UTL. = 206,69 m<sup>2</sup>  
 MARJE = 61,18  
 TERRESTRE = 429,58 m<sup>2</sup>

PLANTA SOTANO  
ESCALA 1:50



PROYECTO BÁSICO DE VIVIENDA UNIFAMILIAR  
 EN LA URBANIZACIÓN "RICO DE RAGUELES"  
 PARCELA N° 132 A MARBELLA  
 29006  
 110582  
 ESCALA 1:80  
**PLANTA SOTANO**  
 PROPIETARIO: D. LUIS RAMÍREZ PEREDA  
 ARQUITECTO:  
 ANTONIO MARTÍN ORTIZ

