

## Sales - House - Marbella

# 1.160.000€

**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

### Climate Control

- ✓ Air Conditioning
- ✓ Fireplace

### Kitchen

- ✓ Fully Fitted

### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

### Orientation

- ✓ East
- ✓ West

### Views

- ✓ Garden
- ✓ Courtyard

### Garden

- ✓ Communal

### Category

- ✓ Bargain
- ✓ Distressed
- ✓ Investment

### Condition

- ✓ Good
- ✓ Renovation Required

### Features

- ✓ Private Terrace
- ✓ Solarium
- ✓ Tennis Court
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ 24 Hour Reception

### Security

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ Alarm System
- ✓ 24 Hour Security

### Pool

- ✓ Communal
- ✓ Private

### Furniture

- ✓ Fully Furnished

### Parking

- ✓ Underground
- ✓ Garage













































