

## Sales - House - Marbella

**1.550.000€**

**Marbella**

**House**

**IBI: 1,642 EUR / year**

**Rubbish: 62 EUR / year**



**5**



**4**



**311 m2**



**836 m2**

Charming villa with great potential in Urb. El Mirador, Marbella. Discover this charming detached villa full of potential in the peaceful area of El Mirador, just 3 km from Marbella town centre. A fantastic renovation opportunity to create your own Mediterranean dream home or to invest in an area with strong value growth. Set on an 836 m<sup>2</sup> plot with a mature garden, fruit trees and a 40 m<sup>2</sup> private pool, the property was built in 1980 with a solid structure that remains in excellent condition. It offers around 300 m<sup>2</sup> of living space distributed over two floors and a basement. The villa features five spacious bedrooms, four bathrooms (two en-suite), a bright living and dining area overlooking the garden, a fully equipped separate kitchen with patio access, and generous terraces for year-round outdoor living. There is also a carport for two vehicles, solar panels for hot water, and a private water tank. El Mirador, in the Valdeolletas area, is a quiet and family-friendly neighbourhood with excellent connections — close to international schools, public transport, supermarkets, sports clubs and top-class golf courses. With easy access to the AP-7 and N-340, Málaga city and the international airport are only 40 minutes away. A property with great potential and the chance to create something truly special in one of Marbella's most desirable areas. Contact us for more information or to schedule a private viewing.

### Setting

- ✓ Suburban
- ✓ Commercial Area
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Urbanisation

### Climate Control

- ✓ Air Conditioning

### Orientation

- ✓ North
- ✓ East
- ✓ South
- ✓ West

### Condition

- ✓ Renovation Required

### Pool

- ✓ Private

### Views

- ✓ Sea
- ✓ Mountain
- ✓ Garden
- ✓ Pool
- ✓ Urban
- ✓ Street

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Wood Flooring
- ✓ Marble Flooring
- ✓ Barbeque
- ✓ Basement

### Furniture

- ✓ Optional

### Kitchen

- ✓ Fully Fitted

### Garden

- ✓ Private

### Security

- ✓ Safe

### Parking

- ✓ Covered
- ✓ More Than One
- ✓ Private

### Utilities

- ✓ Electricity
- ✓ Gas
- ✓ Solar water heating

### Category

- ✓ Investment
- ✓ Resale

























