**Sales - House - Marbella**

**2.695.000€**

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

**Ref.-ID: MIBGR5511877** **Marbella** **House**

 **4**

 **4.5**

 **400 m2**

 **928 m2**

This charming Andalusian/Mediterranean style home is located in La Merced, one of Marbella's most exclusive and peaceful residential areas. Its prime location places it just a short distance from the beach, the city center, and a wide range of amenities such as schools, supermarkets, pharmacies, and restaurants, allowing you to enjoy the convenience of having everything close by while maintaining the tranquility of a quiet neighborhood. The property stands out for its character, natural light, and great potential. It is distributed over two floors with independent access, offering multiple possibilities for families seeking space, for those who need a private work area, or even for anyone considering creating a guest apartment. The main floor features three bedrooms, a spacious independent kitchen, and a generous living–dining room with a dedicated office area. From this level, you step out onto a magnificent terrace that invites outdoor living and includes a private pool along with spectacular views of La Concha, one of Marbella's most iconic landscapes. This seamless connection between indoor and outdoor spaces makes the home ideal for relaxation, entertaining, and enjoying the Mediterranean climate throughout the year. The lower floor includes a bedroom with an independent bathroom, offering complete privacy, as well as a large open-plan area that can be adapted to suit the needs of the future owner, whether as a leisure room, gym, additional apartment, or workspace. This level also includes a garage for two vehicles, providing comfort and practicality for everyday living. The property offers enormous potential for renovation, allowing it to be updated to contemporary tastes while preserving its Mediterranean charm. Its structure, generous spaces, and privileged location in one of Marbella's most sought-after neighborhoods make this home a unique opportunity for those looking for a property with character, outstanding views, and endless possibilities for personalization and enhancement.

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

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Renovation Required

**Pool**
- ✔ Private Pool

**Views**
- ✔ Mountain Views

**Furniture**
- ✔ Optional Furniture

**Garden**
- ✔ Private Garden

**Security**
- ✔ Alarm System

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

**Utilities**
- ✔ Solar water heating




















HOTEL
ARIAS



























