

**Ref.-ID: MIBGR5472127**

**Marbella**

**Дом**

**Коммунальные: 1,668 EUR / год**

**ИБИ: 1,050 EUR / год**

**Мусор: 62 EUR / год**



**4**



**3.5**



**334 m2**



**60 m2**

Exceptional Investment Opportunity in Valdeolletas, Marbella Very large townhouse offering over 330 sqm of usable space distributed accorss four levels, with excellent proportions, private outdoor areas, multiple terraces, sea views and potential for significant enhancement. The property has previously been rented and would now benefit from some updating and refurbishment, offering the new owner an excellent opportunity to modernise and add value. An exciting investment opportunity in Valdeolletas, in the north of Marbella, set within a beautiful Andalusian-style residential development with communal gardens and swimming pool. A particularly attractive feature is the existing private lift connecting all floors, which could potentially be recommissioned to provide access from the basement/garage level through to the second floor, adding an exceptional level of comfort and convenience. Additionally, the basement could also be developed further, offering a whopping 120 sqm of possibilities. Ground Floor The entrance level comprises a welcoming hallway, cloakroom, lift and staircase leading to the upper floors. The kitchen is partially open to the generously proportioned living and dining room, which features a working fireplace and direct access to the private patio and outdoor area. From here, there is also direct access to the communal swimming pool, making this an ideal space for entertaining and enjoying the Mediterranean lifestyle. First Floor The first floor features a spacious master bedroom with en-suite bathroom and walk-in wardrobes area, together with two further bedrooms sharing a full bathroom. A generous terrace overlooks the beautifully landscaped communal gardens and swimming pool, providing a pleasant setting for outdoor dining or relaxing. Top Floor The upper level offers an additional en-suite bedroom, a useful storage room and access to a further private terrace. This final terrace is particularly appealing: very private, not overlooked and enjoying sea views, making it a wonderful spot for sunbathing, reading or simply to enjoy Marbella's climate and surroundings. Basement & Garage The basement is a 121 m<sup>2</sup> blank canvas with excellent potential. Currently being used as a garage, it benefits from natural light and ventilation, therefore offering the possibility to be transformed into a games room, home office, gym, cinema room, teenage retreat or additional living space, subject to the necessary permissions. The basement is accessed via the communal garage entrance and also provides underground parking for up to three cars. Location Situated in Valdeolletas, one of Marbella's established residential areas, the property combines a peaceful residential setting with convenient access to the town and surrounding amenities. Marbella's bus station is less than 5 minutes away and Marbella centre is approximately a 10-minute drive away, while the property's generous size, terraces, sea views, private outdoor space, parking and potential for refurbishment make it an especially interesting proposition for investors, families or buyers looking to create a substantial Marbella residence. A property with exceptional potential in a sought-after area of Marbella — keys are at the office for easy viewing.

**Расположение**

- ✓ Пригородная
- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Рядом с лесом
- ✓ Урбанизация

**Климат-контроль**

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха
- ✓ Камин

**Кухня**

- ✓ Полностью оборудованная

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода

**ОРИЕНТАЦИЯ**

- ✓ Восток

**ВИД**

- ✓ Море
- ✓ Сад
- ✓ Бассейн

**Сад**

- ✓ Приватный
- ✓ Простой в уходе

**Категория**

- ✓ Дома для отдыха
- ✓ Инвестиции
- ✓ Перепродажа

**Состояние**

- ✓ Среднее

**Особенности**

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ WiFi
- ✓ Ванная комната
- ✓ Мраморные полы
- ✓ Двойные стеклопакеты
- ✓ Подвал

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Домофон
- ✓ Охрана 24 часа

**бассейн**

- ✓ Общий

**Мебель**

- ✓ Без мебели

**Парковка**

- ✓ Подземная
- ✓ Приватная



































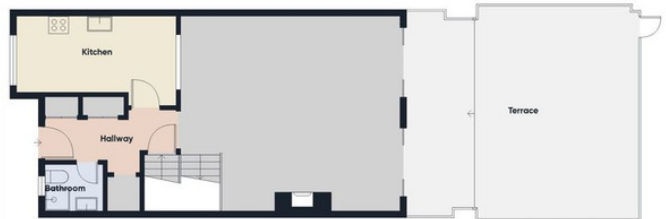








Floor 0



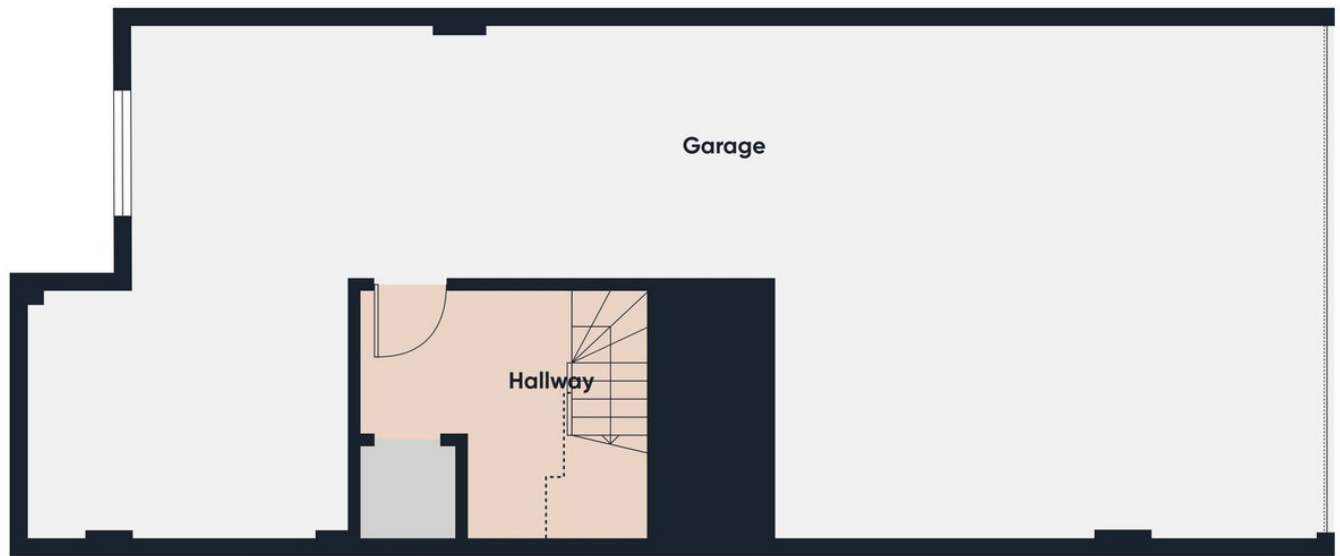
Floor 1



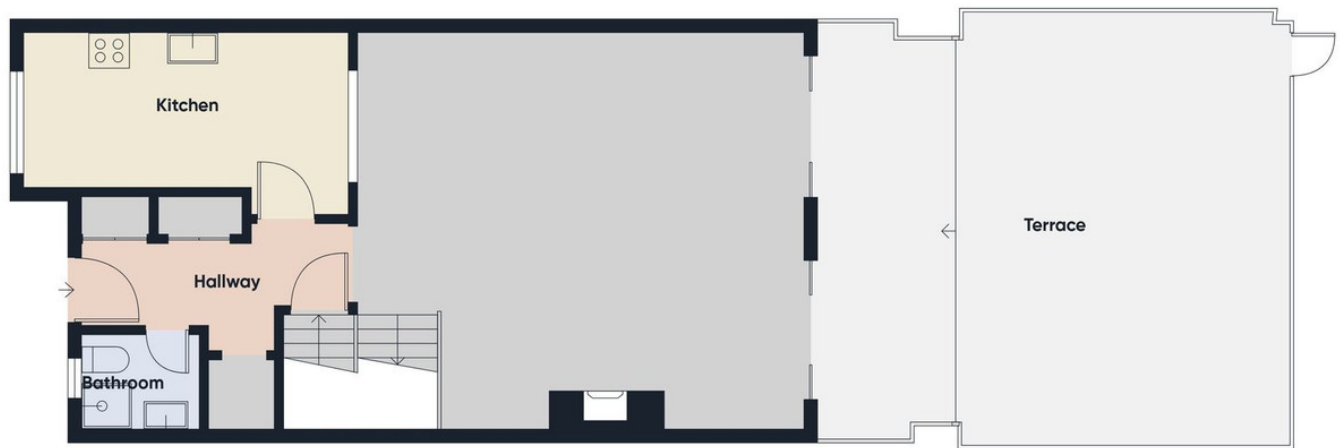
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Floor 3



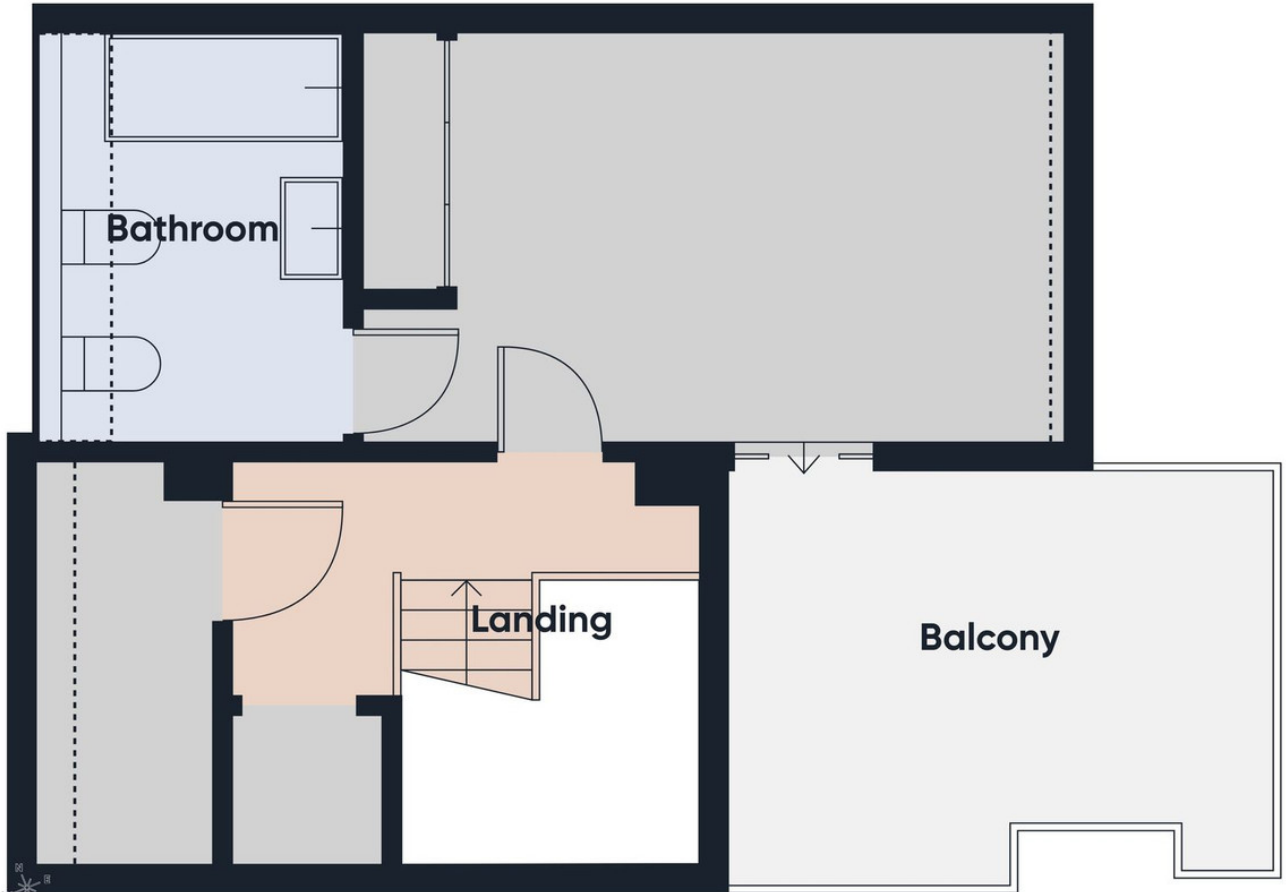
Floor 0



Floor 1



Floor 2



Floor 3