



## Abstandsvilla zum Verkauf in Nagüeles, Marbella

1.995.000 €

Referenz: R4820545 Schlafzimmer: 5 Badezimmer: 6 Grundstücksgröße: 1.200m<sup>2</sup> Garten: 297m<sup>2</sup> Terrasse: 39m<sup>2</sup>





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## Costa del Sol, Nagüeles

Nagüeles, Marbella Golden Mile – Villa with Approved Project

A rare opportunity offering two distinct paths – with a third for full redevelopment – appealing to end-users, investors, and developers alike.

Set in one of the most quiet and established pockets of Nagüeles, this property enjoys a privileged position away from road noise, while being just minutes from Marbella centre and the Golden Mile – a true “location, location, location” setting.

The existing villa is a charming, classical Mediterranean home with a warm and homely feel, offering approx. 297 m<sup>2</sup> of main living space (452 m<sup>2</sup> total built) on a 1,200 m<sup>2</sup> plot. Surrounded by mature gardens, fruit trees, and inviting outdoor spaces, it is a property that can be enjoyed immediately or thoughtfully transformed over time.

The villa is in urban planning compliance, providing security and peace of mind.

From the first floor, the property opens up to beautiful south-west facing views across the Mediterranean, stretching towards Gibraltar and the North African coastline – a setting defined by light, sunsets, and a sense of openness.

### A Property with Multiple Lives

A comfortable home to enjoy from day one

A renovation project to shape and personalise

A fully prepared redevelopment opportunity

A fully approved architectural project, developed by a reputable Marbella-based architect, is included in the price, allowing for the construction of a new luxury villa with approx. 312 m<sup>2</sup> above ground (PB + P1), plus a 387 m<sup>2</sup> basement level (total ~699 m<sup>2</sup>) – fully maximising the permitted buildability of the plot.

### The Opportunity

A unique combination of &nbsp;privacy, &nbsp;views, &nbsp;and &nbsp;potential, &nbsp;offering:

Quiet &nbsp;and consolidated residential &nbsp;surroundings

Open sea views towards Gibraltar and &nbsp;Morocco

Immediate usability

Long-term development &nbsp;upside &nbsp;with license &nbsp;included

Full plans, &nbsp;documentation, &nbsp;and &nbsp;project &nbsp;details &nbsp;available &nbsp;upon &nbsp;request.



## Eigenschaften:

### Orientierung

Süden

### Ansichten

Berg

### Einstellung

In der Nähe von Golf

In der Nähe von Geschäften

In der Nähe von Schulen

### Pool

Privat

### Garten

Privat

### Parken

Privat

Mehr als eins

### Kategorie

Luxus