



# Abstandsvilla zum Verkauf in Marbella, Marbella

1.550.000 €

Referenz: R5155129 Schlafzimmer: 5 Badezimmer: 4 Grundstücksgröße: 835m<sup>2</sup> Garten: 347m<sup>2</sup> Terrasse: 56m<sup>2</sup>





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## Costa del Sol, Marbella

### IDEAL HOME AND INVESTMENT.

Fantastic detached villa with beautiful panoramic sea and mountain views, ready for renovation, located in the northern residential area of Marbella's urban center, El Mirador, with all kinds of services nearby and the historic and commercial center just a 3-5 minute drive away.

A great opportunity to convert a beautiful Andalusian-Mediterranean style house into a modern home, in a fabulous location, with international schools, public transportation, supermarkets, sports clubs, and top-class golf courses nearby. It also has easy access to the AP-7 and N-340 motorways, and Málaga city and the international airport are just a 40-minute drive away.

Currently, it has a multitude of spaces that allow for a wide range of possibilities.

The property, distributed over two levels plus a small basement, consists of:

- 2 living rooms; one on the lower floor and one on the upper floor, both with fireplaces.
- 2 dining rooms; A master bedroom, located next to the ground floor living room, and a separate living room, located next to a large kitchen.

The ground floor also includes a hall, a toilet, an office/bedroom, a porch, a laundry room, and a BBQ.

The upper floor, in addition to a second hall and the second living room, has two bedrooms with en-suite bathrooms, and two more with a shared bathroom. A balcony. Two of the bedrooms have panoramic views of the sea, and on clear days, Africa and Gibraltar, while the other two have views of Sierra Blanca and La Concha.

A garden with mature trees and vegetation, a fantastic pool, charming porches surrounding the house, and covered outdoor parking for two cars.

It features: Hot water with solar panels, its own water tank, and a propane tank for heating. An alarm system.

In short: This is an ideal property to invest in and convert into an ideal family home or second residence, either for personal use or with a view to renovating and reselling, as it is a highly sought-after and highly valued area of Marbella, ideal for high-end families.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
In der Nähe des Transports  
Private Terrasse  
Lagerraum  
Badezimmer  
Einstellungsschränke  
Versorgungsraum  
Grill  
Keller  
Zugang für Menschen mit reduzierter

Mobilität

### Ansichten

Meer  
Berg  
Panorama  
Garten

Pool

### Pool

Privat

### Sicherheit

Gated Complex  
Alarmanlage

### Kategorie

Investition

### Orientierung

Norden  
Ost  
Süden  
West

### Einstellung

Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe von Schulen  
Stadt

### Küche

Küchenlehre

### Parken

Privat  
Bedeckt

### Energiebewertung

D

### Klimakontrolle

Kamin

### Zustand

Gerecht  
Renovierung erforderlich  
Wiederherstellung erforderlich

### Garten

Privat

### Versorgungsunternehmen

Strom  
Trinkbares Wasser  
Telefon

### CO2 -Emissionsbewertung

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