



n.stigter@abracasabra.es

## Villa for sale in Marbella

4,200,000 €

Reference: R2653154   Bedrooms: 4   Bathrooms: 4   Plot Size: 3,000m<sup>2</sup>   Build Size: 640m<sup>2</sup>





## Costa del Sol, Nagüeles

This villa presents an exceptional refurbishment opportunity to create your ideal family home. Perfectly positioned in a prime area of the Golden Mile, it boasts a privileged south-facing orientation and is just a 5-minute drive from the beach, Puerto Banús, Marbella town, and all essential amenities. Set on a generous plot, the 640 m<sup>2</sup> villa is distributed over two levels. The main floor features a welcoming entrance hall leading into a spacious and bright living room with sea views and direct access to the pool area, surrounded by a lush tropical garden. This level also includes a dining room, a fully equipped kitchen, and four generously sized bedrooms, each with its own en-suite bathroom. Upstairs, a cozy study with a fireplace opens onto a large terrace that also offers beautiful sea and garden views. The property provides ample exterior parking and a covered carport for up to three vehicles.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South	Air Conditioning
Private Terrace		Pre Installed A/C
Ensuite Bathroom		Cold A/C
Marble Flooring		Hot A/C
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Sea	Close To Golf	Good
Mountain	Close To Shops	Renovation Required
Garden	Close To Schools	
	Close To Town	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Private	Part Furnished	Fully Fitted
<b>Garden</b>	<b>Parking</b>	<b>Category</b>
Private	Garage	Resale