

**Sales - House - Marbella**  
**1.200.000€**

**www.arbatstates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatstates.com**



**Ref.-ID: R4562911**

**Marbella**

**House**

**Community: 1,440 EUR / year IBI: 838 EUR / year**

**Rubbish: 139 EUR / year**



**3**



**3**



**256 m2**



**843 m2**

Unlock the potential of this villa in Marbella, a golden opportunity for investment and transformation. Immerse yourself in the charm of a renovation project that promises to elevate this property to new heights. With 3 bedrooms and 3 bathrooms, this villa provides a canvas for your creative vision. Enjoy the luxury of a private pool, a serene retreat within the confines of your own property. Ideal for relaxation and entertainment, the pool area sets the stage for memorable gatherings. Explore the possibility of extending the villa to one more floor, customizing the space to suit your lifestyle and needs. Imagine creating additional bedrooms, a studio, or a lounge with panoramic views. This villa boasts a perfect location next to the beach, golf clubs, amenities, and renowned restaurants. Revel in the convenience of having everything at your fingertips. Ideal for savvy investors, this property holds the promise of significant returns with thoughtful renovation and strategic enhancements. Make your mark on this Marbella gem and unlock its full potential. Wake up to breathtaking sea views that add a touch of serenity to your daily life. The proximity to the beach ensures that the soothing sound of waves is always within reach.

**Condition**

- ✓ Good
- ✓ Renovation Required

**Pool**

- ✓ Private

**Climate Control**

- ✓ Air Conditioning

**Views**

- ✓ Sea

**Features**

- ✓ Storage Room
- ✓ Barbeque
- ✓ Basement

**Furniture**

- ✓ Optional

**Garden**

- ✓ Private