

Sales - House - Marbella
1.160.000€

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



Ref.-ID: R5073889

Marbella

House

Community: 2,724 EUR / year IBI: 1,300 EUR / year

Rubbish: 180 EUR / year



3



3



307 m2



10 m2

Situated in the prestigious Oasis de Nagüeles urbanization on Marbella's sought-after Golden Mile, this spacious 5-level townhouse offers a unique opportunity to create your ideal home in one of the best areas of the Costa del Sol. The property is distributed as follows: Ground floor: guest toilet, a bright living room with fireplace, fully fitted kitchen, and access to a charming private patio with a small pool, leading directly to the lush tropical communal garden with a large shared swimming pool. First floor: two bedrooms, both with en-suite bathrooms. Second floor: a lovely terrace with awning, plus a spiral staircase leading to an additional rooftop terrace – perfect for sunbathing or enjoying open views. Basement level: an additional bedroom with a bathroom, plus access to the private garage. While the property would benefit from modernization, this is reflected in its very attractive price, making it a smart investment opportunity. Its location is unbeatable: only 5 minutes from Marbella center and 4 minutes from Puerto Banús, and close to the area's top international schools. Whether you're looking for a family home, holiday residence, or investment project, this townhouse has exceptional potential

- Setting**
- ✓ Close To Town
 - ✓ Close To Schools
 - ✓ Close To Forest
 - ✓ Urbanisation

- Features**
- ✓ Private Terrace
 - ✓ Solarium
 - ✓ Tennis Court
 - ✓ Marble Flooring
 - ✓ Double Glazing
 - ✓ 24 Hour Reception

- Utilities**
- ✓ Electricity
 - ✓ Drinkable Water
 - ✓ Telephone

- Orientation**
- ✓ East
 - ✓ West

- Furniture**
- ✓ Fully Furnished

- Category**
- ✓ Bargain
 - ✓ Distressed
 - ✓ Investment

- Condition**
- ✓ Good
 - ✓ Renovation Required

- Kitchen**
- ✓ Fully Fitted

- Pool**
- ✓ Communal
 - ✓ Private

- Garden**
- ✓ Communal

- Climate Control**
- ✓ Air Conditioning
 - ✓ Fireplace

- Security**
- ✓ Gated Complex
 - ✓ Entry Phone
 - ✓ Alarm System
 - ✓ 24 Hour Security

- Views**
- ✓ Garden
 - ✓ Courtyard

- Parking**
- ✓ Underground
 - ✓ Garage