

**Sales - House - Marbella**  
**1.550.000€**

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**Ref.-ID: R5126509**

**Marbella**

**House**

**IBI: 1,642 EUR / year**

**Rubbish: 62 EUR / year**



**5**



**4**



**311 m2**



**836 m2**

Charming villa with huge potential in Urb El Mirador, Marbella Looking for a renovation project close to Marbella center? This detached villa in El Mirador is a opportunity to create your Mediterranean home or a smart investment in a quiet, well-connected area just 3 km from the city center. Set on a generous 836 m² plot, the villa offers privacy, space, and character, surrounded by a mature garden full of fruit trees and a 40 m² private pool. The house was built in 1980 with a solid structure that remains in excellent condition and plenty of potential across two floors and a basement, totaling around 300 m² of built space. Property Highlights: 5 spacious bedrooms 4 bathrooms (2 en-suite) Large living and dining room with garden and pool views Independent kitchen with access to a patio Terraces and covered porches for outdoor living Carport for two vehicles Solar panel for water heating extra watertank Urb El Mirador in the area of Valdeolletas is a peaceful family-friendly residential area. Very well-connected, with international schools, public transport, supermarkets, sports clubs, and top golf courses all nearby. With easy access to the AP-7 motorway and N-340, getting to Málaga city and the international airport is just 40 minutes drive away. Whether you're planning a full renovation for personal use or looking to invest in a high-potential area, this villa is a fantastic opportunity in a location that keeps growing in value. Interested? Get in touch to request more info or book your private viewing.

<b>Setting</b> ✔ Suburban ✔ Commercial Area ✔ Close To Golf ✔ Close To Shops ✔ Close To Town ✔ Close To Schools ✔ Urbanisation	<b>Orientation</b> ✔ North ✔ East ✔ South ✔ West	<b>Condition</b> ✔ Renovation Required	<b>Pool</b> ✔ Private	<b>Climate Control</b> ✔ Air Conditioning	<b>Views</b> ✔ Sea ✔ Mountain ✔ Garden ✔ Pool ✔ Urban ✔ Street
<b>Features</b> ✔ Covered Terrace ✔ Fitted Wardrobes ✔ Near Transport ✔ Private Terrace ✔ WiFi ✔ Storage Room ✔ Ensuite Bathroom ✔ Wood Flooring ✔ Marble Flooring ✔ Barbeque ✔ Basement	<b>Furniture</b> ✔ Optional	<b>Kitchen</b> ✔ Fully Fitted	<b>Garden</b> ✔ Private	<b>Security</b> ✔ Safe	<b>Parking</b> ✔ Covered ✔ More Than One ✔ Private
<b>Utilities</b> ✔ Electricity ✔ Gas ✔ Solar water heating	<b>Category</b> ✔ Investment ✔ Resale				

**Utilities**

✓

 Electricity

✓

 Gas

✓

 Solar water heating