EK
ARBAT ESTATES

Sales - House - Marbella

850.000€

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







Ref.-ID: R5455558 **Marbella** **House**

5 **3** **378 m2** **640 m2**

Villa with Excellent Investment Potential in Marbella | 5 Bedrooms | Private Pool | Just 3 Minutes from the Beach Villa Angeles is an outstanding opportunity for buyers looking to renovate and add value in one of Marbella's most convenient and well-connected residential areas. Ideally located in a well established neighbourhood, the property is within easy reach of supermarkets, restaurants, parks, schools and La Cañada Shopping Centre, with many everyday amenities just a short walk or drive away. Its excellent connection to the main road network provides quick access to Marbella town centre, Puerto Banús and the rest of the Costa del Sol, while the beach is only 3 minutes away by car. Set on a 640 m² plot, the villa offers 370 m² of built area and features 5 bedrooms, 3 bathrooms, a spacious independent kitchen, a bright living room opening onto the terrace, a private swimming pool, and private on-site parking. Whether you are looking to create your dream family home or seeking an investment with strong upside potential, this property offers endless possibilities. It is ideally suited for a full renovation, a profitable flipping project, or as a long-term or holiday rental investment. A rare opportunity to acquire a detached villa with generous living space, excellent connectivity, and outstanding potential in one of Marbella's most practical residential locations.

Setting
- ✔ Town
- ✔ Commercial Area
- ✔ Close To Shops
- ✔ Close To Schools

Orientation
- ✔ South Facing

Condition
- ✔ Good Condition
- ✔ Restoration Required

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Urban Views
- ✔ Street Views

Features
- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ Utility Room

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden
- ✔ Easy Maintenance Garden

Parking
- ✔ Private Parking

Category
- ✔ Investment