

## Sales - House - Marbella

# 950.000€



**Ref.-ID: MIBGR4742434**

**Marbella**

**House**

**Community: 792 EUR / year**

**IBI: 1,062 EUR / year**

**Rubbish: 278 EUR / year**



**3**



**3**



**116 m2**



**1389 m2**

Charming Villa in Urb. Real de Panorama - Prime Investment Opportunity Discover an exceptional investment opportunity in the sought-after Urb. Real de Panorama. This charming villa offers a perfect blend of comfort, privacy, and potential for expansion. Set on a generous plot of 1,392m<sup>2</sup> (Catastro) with a registered size of 1,000m<sup>2</sup>, this property is a rare find. Key Features: Bedrooms & Bathrooms: The villa boasts 3 bedrooms and 3 bathrooms. Additionally, there's a dedicated office, with separate entrance. Living Spaces: The current house is set on one level and has 116m<sup>2</sup> of internal living space with plenty of potential for renovation. Outdoor Amenities: The highlight of this property is its beautifully maintained large garden. This private area features several seating areas, a BBQ zone and lots of space for activities. The garden is not overlooked and the roof terrace offers lovely views, enhancing the villa's charm. Additional Spaces: The villa includes multiple storage rooms and a separate large garden shed, currently used as a workshop, providing versatile options for hobbies and storage needs. Expansion Potential: With the option to extend the villa by approximately 200m<sup>2</sup>, including the addition of a second floor, this property offers significant potential for customization and value enhancement. Prime Location: Situated very close to the city center of Marbella, this villa offers unparalleled convenience. Within a 5-minute drive, you can reach the town center, the beach, or La Cañada shopping center. The property also boasts excellent connectivity to the AP7, making the Airport reachable in 35 minutes. Contact us today to arrange a viewing and explore the endless possibilities this villa has to offer!

**Setting**

- ✓ Close To Sea
- ✓ Close To Town

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Utility Room
- ✓ Ensuite Bathroom

**Orientation**

- ✓ South

**Furniture**

- ✓ Optional

**Condition**

- ✓ Good
- ✓ Renovation Required

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Private

**Garden**

- ✓ Private

**Climate Control**

- ✓ Fireplace

**Parking**

- ✓ Garage

**Views**

- ✓ Garden
- ✓ Pool

**Category**

- ✓ Investment
- ✓ Resale