

## Sales - House - The Golden Mile

# 2.800.000€

### The Golden Mile

### House



8



6



790 m2



1282 m2

This charming villa, offering lots of potential, is nestled in the prestigious and highly sought-after area of Rocío de Nagüeles, situated on Marbella's illustrious Golden Mile. Boasting an exceptional location, it is surrounded by a plethora of amenities and is just a 5-minute drive from the beach, the city center, and the renowned Puerto Banús. Upon entering this expansive residence, you're greeted by a spacious hall leading to a generously sized bedroom, followed by another bedroom featuring an ensuite bathroom and sauna. Additionally, on this level, there's a spacious living-dining area and a large, fully furnished and equipped kitchen. Completing the main floor is an additional bedroom and bathroom. The ground floor offers ample living spaces and multiple dining areas, along with four more bedrooms and sizable storage rooms. A highlight of this property is its private garden, featuring a covered seating area and a swimming pool, creating an idyllic space for entertaining family and friends. With its distinctive features and prime location, this villa presents an exceptional investment opportunity. Offering immense charm and potential, along with numerous possibilities for renovation, it stands as a unique gem in an enviable setting.

#### Orientation

- ✓ South

#### Condition

- ✓ Renovation Required
- ✓ Restoration Required

#### Pool

- ✓ Private

#### Climate Control

- ✓ Air Conditioning
- ✓ Pre Installed A/C
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Central Heating
- ✓ Fireplace
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

#### Features

- ✓ Private Terrace

#### Furniture

- ✓ Not Furnished

#### Kitchen

- ✓ Fully Fitted

#### Garden

- ✓ Private

#### Security

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Safe

#### Parking

- ✓ Garage
- ✓ More Than One

#### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Gas
- ✓ Photovoltaic solar panels
- ✓ Solar water heating

#### Category

- ✓ Investment
- ✓ Resale

































