

## Villa for sale in Nagüeles, Costa del Sol

4 Bedrooms | 4 Bathrooms | 640 m<sup>2</sup> Interior | 3,000 m<sup>2</sup> Plot | Garage Yes | Garden Yes | Pool Yes  
€ 4,600 IBI | € 184 Rubish tax | € 1,140 Community fees



### Property Description

This villa presents an exceptional refurbishment opportunity to create your ideal family home. Perfectly positioned in a prime area of the Golden Mile, it boasts a privileged south-facing orientation and is just a 5-minute drive from the beach, Puerto Banús, Marbella town, and all essential amenities.

Set on a generous plot, the 640 m<sup>2</sup> villa is distributed over two levels. The main floor features a welcoming entrance hall leading into a spacious and bright living room with sea views and direct access to the pool area, surrounded by a lush tropical garden. This level also includes a dining room, a fully equipped kitchen, and four generously sized bedrooms, each with its own en-suite bathroom.

Upstairs, a cozy study with a fireplace opens onto a large terrace that also offers beautiful sea and garden views.

The property provides ample exterior parking and a covered carport for up to three vehicles.