



**Property type :** Detached Villa

**Location :** The Golden Mile

**Bedrooms :** 8

**Bathrooms :** 6

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Parking :** Closed Garage

**House area :** 790 m<sup>2</sup>

**Plot area :** 1282 m<sup>2</sup>

- ✓ Fireplace
- ✓ Terrace
- ✓ Pre-air conditioning

- ✓ Central heating
- ✓ White goods
- ✓ Airconditioning

- ✓ Solar energy
- ✓ Not furnished

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.



