



## 3 Bed Villa (Detached) For Sale

# €950,000

**Marbella, Costa del Sol**

**Ref: R4742434**

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 a...

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La Reserva Del Alczucuz, La Azalia 1 -1B, 29679, Benahavis

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# Gallery



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# Property Description

**Location:** Marbella, Costa del Sol, Spain

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**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!

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# Additional Info

For Sale	Beds: 3	Baths: 3
Type: Villa (Detached)	Area: 146 sq m	Land Area: 1389 sq m
Garden	Pool	Setting: Close To Sea
Close To Town	Orientation: South	Condition: Good
Renovation Required	Pool: Private	Climate Control: Fireplace
Views: Garden	Pool	Covered Terrace
Fitted Wardrobes	Near Transport	Private Terrace
Utility Room	Ensuite Bathroom	Furniture: Optional
Kitchen: Fully Fitted	Garden: Private	Parking: Garage
Category: Investment	Resale	Built Area : 146 sq m
Land Size : 1389 sq m		