




R4820545

 Nagüeles

REF# R4820545 1.995.000 €

BEDS

5

BATHS

6

BUILT

297 m<sup>2</sup>

PLOT

1200 m<sup>2</sup>

TERRACE

39 m<sup>2</sup>

Nagüeles, Marbella Golden Mile – Villa with Approved Project

A rare opportunity offering two distinct paths — with a third for full redevelopment — appealing to end-users, investors, and developers alike.

Set in one of the most quiet and established pockets of Nagüeles, this property enjoys a privileged position away from road noise, while being just minutes from Marbella centre and the Golden Mile — a true “location, location, location” setting.

The existing villa is a charming, classical Mediterranean home with a warm and homely feel, offering approx. 297 m<sup>2</sup> of main living space (452 m<sup>2</sup> total built) on a 1,200 m<sup>2</sup> plot. Surrounded by mature gardens, fruit trees, and inviting outdoor spaces, it is a property that can be enjoyed immediately or thoughtfully transformed over time.

The villa is in urban planning compliance, providing security and peace of mind.

# IDILIQ

ESTATES

From the first floor, the property opens up to beautiful south-west facing views across the Mediterranean, stretching towards Gibraltar and the North African coastline — a setting defined by light, sunsets, and a sense of openness.

## A Property with Multiple Lives

A comfortable home to enjoy from day one

A renovation project to shape and personalise

A fully prepared redevelopment opportunity

A fully approved architectural project, developed by a reputable Marbella-based architect, is included in the price, allowing for the construction of a new luxury villa with approx. 312 m<sup>2</sup> above ground (PB + P1), plus a 387 m<sup>2</sup> basement level (total ~699 m<sup>2</sup>) — fully maximising the permitted buildability of the plot.

## The Opportunity

A unique combination of privacy, views, and potential, offering:

Quiet and consolidated residential surroundings

Open sea views towards Gibraltar and Morocco

Immediate usability

Long-term development upside with license included

Full plans, documentation, and project details available upon request.



+34 951 123 083 | +44 (0)360 179 8687 | [info@idiliqestates.com](mailto:info@idiliqestates.com) | Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andalucía

# IDILIQ

ESTATES

