



R4742434

📍 Marbella

REF# R4742434 950.000 €

BEDS	BATHS	BUILT	PLOT	TERRACE
3	3	116 m ²	1389 m ²	30 m ²

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 1,392m² (Catastro) with a registered size of 1,000m², 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 116m² 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 200m², 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,

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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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