



TOWNHOUSE 4 BEDROOMS 3.5 BATHROOMS IN MARBELLA

 Marbella

REF# R5472127 725.000 €

BEDS	BATHS	BUILT	PLOT	TERRACE
4	3.5	334 m ²	60 m ²	40 m ²

Exceptional Investment Opportunity in Valdeolletas, Marbella

Spacious townhouse with over 300 m² of usable space, private outdoor areas, multiple terraces, sea views and potential for significant enhancement.

An exciting investment opportunity in ****Valdeolletas**, in the north of Marbella**, set within a beautiful Andalusian-style residential development with communal gardens and swimming pool.

This substantial townhouse offers over 300 m² of usable space distributed across several levels, with excellent proportions and enormous potential. The property has previously been rented and would now benefit from some updating and refurbishment, offering the new owner an excellent opportunity to modernise and add value.

A particularly attractive feature is the **existing private lift**, which could potentially be recommissioned to provide access from the basement/garage level through to the second floor, adding an exceptional level of comfort and convenience.

Ground Floor

The entrance level comprises a welcoming hallway, cloakroom, lift and staircase leading to the upper floors.

The kitchen is partially open to the **generously proportioned living and dining room**, which features a working fireplace and direct access to the private patio and outdoor area. From here, there is also **direct access to the communal swimming pool**, making this an ideal space for entertaining and enjoying the Mediterranean lifestyle.

First Floor

The first floor features a **spacious master bedroom with en-suite bathroom**, together with two further bedrooms sharing a full bathroom.

A generous terrace overlooks the beautifully landscaped communal gardens and swimming pool, providing a pleasant setting for outdoor dining or relaxing.

Top Floor

The upper level offers an additional **en-suite bedroom**, a useful storage room and access to a further private terrace.

This final terrace is particularly appealing: **very private, not overlooked and enjoying sea views**, making it a wonderful spot to enjoy Marbella's climate and surroundings.

Basement & Garage

The basement is a 121 m² blank canvas with excellent potential. Currently in an unfinished state, it benefits from **natural light and ventilation** and could be transformed into a games room, home office, gym, cinema room, teenage retreat or additional living space, subject to the necessary permissions.

The basement is accessed via the communal garage entrance and also provides **private underground parking for up to three cars**.

Location

Situated in Valdeolletas, one of Marbella's established residential areas, the property combines a peaceful residential setting with convenient access to the town and surrounding amenities.

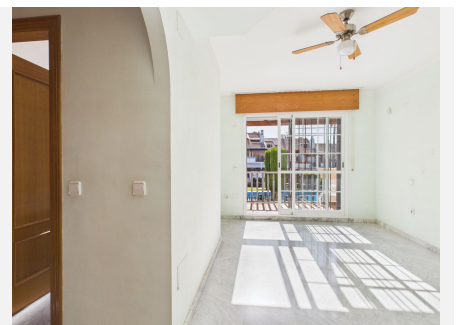
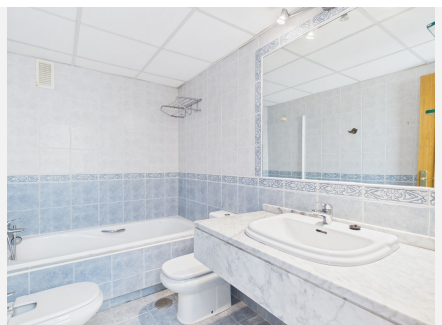
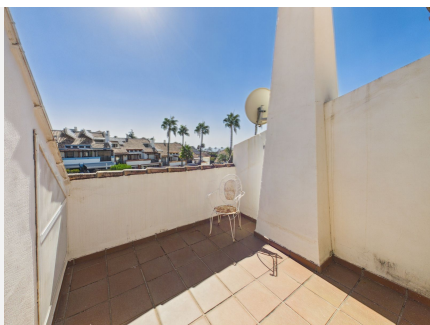
Marbella centre is approximately a 10-minute drive away, while the property's generous size, terraces, sea views, private outdoor space, parking and potential for refurbishment make it an especially interesting proposition for investors, families or buyers looking to create a substantial Marbella residence.

A property with exceptional potential in a sought-after area of Marbella — ideal for refurbishment and value enhancement.

+34 951 123 083 | +44 (0)330 179 8687 | info@idiliqestates.com Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andalucía

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