



## Townhouse for sale in Valle del Sol, Marbella

1,550,000 €

Reference: 300-01837P Bedrooms: 2 Bathrooms: 1 Plot Size: 1,440m<sup>2</sup> Build Size: 80m<sup>2</sup> Terrace: 70m<sup>2</sup>





## Costa del Sol, Valle del Sol

Charming Detached Villa with Expansion Potential and Stunning La Concha Views in Valle del Sol, Marbella – Costa del Sol

Nestled in the exclusive Urbanización Valle del Sol, a serene residential enclave in Marbella West, this delightful villa offers a perfect blend of tranquillity and convenience on the prestigious Nueva Milla de Oro. Surrounded by lush greenery and just minutes from world-class golf courses like Aloha Golf and Los Naranjos, pristine beaches, and the vibrant amenities of Puerto Banús (10-minute drive), the property boasts breathtaking panoramic views of the iconic La Concha mountain from every corner – a hallmark of Marbella's luxurious lifestyle. Included in Marbella's newly approved 2024 PGOM (Plan General de Ordenación Municipal), which enhances development opportunities, this home is ready for immediate occupancy with immense potential for customisation.

Sitting on a generous 1,440 m<sup>2</sup> plot, the villa features 80 m<sup>2</sup> of living space plus expansive terraces, with approved buildable area up to 277 m<sup>2</sup> for future expansions. The interior showcases elegant parquet flooring throughout, creating a warm and inviting atmosphere.

Outdoors, enjoy a beautifully maintained garden, a newly constructed private swimming pool with high-quality materials and a hot water shower, plus a huge children's playground for family fun. All water, electricity, and garden irrigation systems have been recently upgraded, complemented by community well water for significant annual savings on bills. Additional highlights include parking for four cars, a 20 m<sup>2</sup> reformed storage room convertible into a guest or service bedroom, and full utility supplies.

Plot: 1,440 m<sup>2</sup>

Built area: 80 m<sup>2</sup> + terraces (expandable to 277 m<sup>2</sup>)

Bedrooms: Flexible layout with potential for more

Private pool with hot shower

Parquet floors

Huge children's playground

Beautiful garden with new irrigation

Parking for 4 cars

20 m<sup>2</sup> storage/guest room

Community well water

Air conditioning and modern installations

An exceptional opportunity to create your dream home in one of Marbella's most desirable areas – ideal for families seeking privacy, views, and growth potential!



## Features:

### Features

Covered Terrace  
Private Terrace  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Basement  
UncoveredTerrace  
TransportNear  
CloseToChildrenPlayground  
AmenitiesNear  
FirePlace  
AutomaticIrrigationSystem  
Bars  
InternetWifi  
SurveillanceCameras  
PartialSeaViews  
RecentlyRenovatedRefurbished  
PorcelainFloors  
ParquetFloors  
WaterTank

### Setting

Close To Golf  
Close To Town  
Close To Schools

### Kitchen

Fully Fitted

### Climate Control

Air Conditioning

### Condition

Excellent

### Security

Alarm System

### Views

Mountain  
Garden  
Pool

### Furniture

Fully Furnished