



## Detached Villa for sale in Marbella, Marbella

1,150,000 €

Reference: 963-00244P Bedrooms: 4 Bathrooms: 4 Plot Size: 600m<sup>2</sup> Build Size: 210m<sup>2</sup>





## Costa del Sol, Marbella

Villa for renovation just 400 meters from the sea in the Artola Dunes, Artola Baja Urbanization - Marbella.

IDEAL RENOVATION PROJECT in a wonderful location!

Discover an excellent investment opportunity in one of the most exclusive and sought-after areas of Marbella.

This detached villa, located just 400 meters from the iconic Artola Dunes, offers enormous potential to create a contemporary design home in a privileged setting.

The property sits on a 600 m<sup>2</sup> plot and has 210 m<sup>2</sup> of living space, distributed over two floors. It features 4 bedrooms and 4 bathrooms, with a comfortable layout of 2 bedrooms and 2 bathrooms on each floor, as well as a pleasant porch and covered carport for parking.

Its greatest appeal lies in its extraordinary renovation potential. Almost all the villas in the area have been renovated and transformed into exclusive, modern residences, making this property a magnificent opportunity for both personal use and investment, with excellent potential for appreciation.

From the second-floor solarium, there are beautiful views of the sea and the surrounding woodland.

The location is unbeatable: you can walk to the beach in just a few minutes and enjoy the natural surroundings of the Artola Dunes, one of the most sought-after spots on the Costa del Sol. Furthermore, it is only 15 minutes from the center of Marbella and 35 minutes from Malaga International Airport, with all amenities, golf courses, restaurants, and shopping areas within easy reach.

A property with an exceptional location and enormous potential to become a spectacular luxury villa by the sea.



## Features:

### Setting

Close To Sea

### Condition

Renovation Required