



## Detached Villa for sale in Marbella, Marbella

489,000 €

Reference: R5042359 Bedrooms: 3 Bathrooms: 2 Plot Size: 459m<sup>2</sup> Build Size: 109m<sup>2</sup> Terrace: 38m<sup>2</sup>







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## Costa del Sol, Marbella

House in an idyllic urbanization between Elviria and Ricamar in the eastern part of Marbella – 1 km as the crow flies from the sea.

Peaceful living in a tranquil neighborhood in the east, not far from Marbella: approximately 459m<sup>2</sup> of land with a current constructed area of approximately 109m<sup>2</sup>. The solidly built house offers a large southwest-facing terrace with unobstructed views, a large living room, two bedrooms, a bathroom, and a kitchen. A separate living unit on the ground floor with its own entrance, toilet, and private terrace offers independent use – ideal for partial rental or guest accommodation.

The house is ready to move into at any time – but renovations are necessary (sanitary facilities, terrace, and the entire ground floor). In any case, this property has a lot of potential.

A house with character. We would be happy to present the property to you in person.



## Features:

### Features

Near Transport

Private Terrace

Storage Room

### Setting

Close To Schools

### Kitchen

Fully Fitted

### Parking

Garage

Private

### Orientation

South East

### Condition

Renovation Required

### Garden

Private

### Energy Rating

D

### Climate Control

Fireplace

### Furniture

Not Furnished

### Security

Alarm System

### CO2 Emission Rating

C