



## Detached Villa for sale in Marbella, Marbella

**1,195,000 €**

Reference: R5119975   Bedrooms: 3   Bathrooms: 2   Plot Size: 426m<sup>2</sup>   Build Size: 138m<sup>2</sup>





## Costa del Sol, Marbella

Detached 3-Bedroom, 2-Bathroom Villa with Private Garden, Pool & Expansion Potential – Near Puerto Banús This beautifully maintained 3-bedroom, 2-bathroom detached villa is set on a generous 426m<sup>2</sup> plot with private garden, fruit trees, and a pool – offering the perfect combination of comfort, location, and investment potential. Just 5 minutes from Puerto Banús, this two-level home is ideal as a primary residence, holiday retreat, or rental property. Property Details: Plot: 426m<sup>2</sup> – with banana, mango, apple, orange & nispero trees Built Area: 138m<sup>2</sup> Distribution: Ground Floor: Spacious open-plan kitchen and living-dining area, full bathroom, and two bedrooms Upper Floor: Large independent master suite with private balcony and en-suite bathroom featuring both bathtub and shower Key Features: 3 bedrooms | 2 bathrooms | Two levels Private garden with fruit trees and chill-out area Large pool with Swim-in-Place system, spa jets & fountain Solar panels providing electricity and hot water – battery-ready for energy storage or resale Renovated in 2018 – modern electrics, plumbing & internal air conditioning Potential to expand ground floor or build a guesthouse/studio (additional Xm<sup>2</sup> available) Flexible interior – move-in ready but open to personalisation No community fees Excellent for Airbnb or seasonal rentals Prime Location: 5 minutes to Puerto Banús 4 minutes to Real Padel Club 10 minutes to the Golden Mile 15 minutes to Marbella Old Town This property offers a rare opportunity to enjoy the Marbella lifestyle in a peaceful setting while staying close to the coast, golf, shops, restaurants, and schools. Contact us today for more information or to arrange a private viewing.



## Features:

### Climate Control

Central Heating

### Setting

Close To Golf

Close To Sea

Close To Town

### Condition

Excellent

### Pool

Private