+34 604 489 646
info@luxury-realty.com
luxury-realty.com



MARBELLA

640 700 €

■■■■■ ■ Marbella

■■■■■■■■ R5495494

4	4	186 m²	30 m²
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Corner Semi-Detached House with Independent Apartment and Extensive Outdoor Space in Marbella Discover this spacious corner semi-detached house in Marbella, located just 5 minutes from Marbella, an exceptionally versatile property offering generous living areas, enhanced privacy, extensive outdoor spaces and the significant advantage of an independent apartment of approximately 60 m². The main residence offers 186 m² of built area and approximately 180 m² of usable interior space, distributed over three levels and set on a plot of approximately 120 m². Its corner position provides valuable additional outdoor space rarely found in similar properties, while also creating a greater sense of privacy and independence. The house currently features four bedrooms and four bathrooms, fitted wardrobes, air conditioning and a desirable south-facing orientation, providing an excellent foundation for renovation and the opportunity to create a personalised contemporary family home. One of the property's defining characteristics is the exceptional variety of outdoor areas connected to the interior. Next to the kitchen is a pleasant front terrace of approximately 30 m², while the living room opens directly onto a generous rear terrace of around 40 m², which in turn connects to an impressive lateral outdoor area of approximately 80 m². This additional space is a particularly valuable feature of the corner position and provides numerous possibilities for landscaped gardens, an outdoor dining area, barbecue space, children's play area or several relaxation zones from which to enjoy the Costa del Sol climate. The upper level features an impressive rooftop terrace of approximately 60 m², offering excellent potential to create a private solarium, chill-out lounge or entertainment area. Given its generous proportions, the possibility of adding up to two additional rooms could also be explored, always subject to local planning regulations and the corresponding permissions. Another major advantage is the approximately 60 m² independent apartment, providing a highly flexible additional space suitable for relatives, guests, a home office or independent accommodation, while also offering potential rental possibilities subject to the relevant regulations and licences. A private garage of approximately 20 m² is also included in the price. When considering the main residence, independent apartment, garage and the various outdoor spaces together, the property provides approximately 420 m² of total usable areas, although these spaces have different classifications and should not all be considered built residential area. The property forms part of a residential community with a communal swimming pool and landscaped green areas, while benefiting from a particularly low community fee of approximately €50 per month. Convenient access to the main road network provides easy connections to central Marbella, the beaches, shopping areas and other destinations along the Costa del Sol. An outstanding opportunity for buyers looking for a spacious Marbella property with considerable potential for transformation, combining four bedrooms, four bathrooms, an independent apartment, private garage, extensive terraces, rooftop space, additional side outdoor area, south-facing orientation, ■communal ■swimming ■pool ■and gardens. ■An ■exceptionally ■flexible ■home ■with the ■potential ■to become ■a ■personalised family ■residence ■while ■also ■providing valuable independent ■accommodation ■for ■guests ■or ■other ■uses.

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+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio
Tembo, 23
29660 Marbella