



## Detached Villa for sale in Marbella, Marbella

2,595,000 €

Reference: R5048227 Bedrooms: 10 Bathrooms: 7 Build Size: 526m<sup>2</sup>





## Costa del Sol, Marbella

This private villa is situated in Nagueles on a plot of 2,000 sq mts & build size of 600 mts, a few minutes away from Puerto Banus or Marbella center. The villa consists of 10 double bedrooms. 1 of the bedrooms sleeps 4 & another sleeps 3, making a total of 23 potential guests at any one time. It has 6 bathrooms, 4 of which are ensuite (Two with a shower, and 4 with baths and shower). This villa has a large interior lounge area with TV, sofas, relaxing area with many books and games to keep the kids occupied. This leads through to a bar area with dining table for 10 guests. From here you have access to a big kitchen with seating for another 8 dining guests, a utility room with washing machine and drier plus a twin bedroom with new ensuite shower room. The villa is all on one level and the other 9 bedrooms are located to the other side of the lounge area. Next to the lounge is 1 double bedroom with access to a toilet & shower, leading down to a shared bathroom with another toilet and jacuzzi bath. This then leads through to the beautifully decorated master bedroom with 2 double beds and a sofa bed. Along a corridor you will find another 5 bedrooms. 3 with double beds and sharing a bathroom, 1 with a double bed plus a single bed with its own ensuite then a further bedroom with 2 single beds and a private ensuite room. Outside there is a large covered terrace with chill out sofas and a pool table and another 2 dining tables seating 20 people in total. At one end of the large swimming pool you will find an outside bar, set up for cold draft beer with a fridge and bar stools. Here you will find more tables for dining or taking a cold drink whilst watching the kids play in the pool in front of you. The large landscaped garden has a hidden jacuzzi nestled behind the foliage, a table tennis table and badminton net. For those of you loving outside dining you also have a covered exterior BBQ kitchen fitted out with oven, hob, sink & fridge/freezer. All in all, this is the perfect place for large groups of people celebrating in the sunshine, hen/stag parties or for large families holidaying together. Additional Development Potential This property also offers a fantastic investment opportunity, with the potential to demolish the existing villa and build two separate, modern villas of approximately 200 m<sup>2</sup> each. These could be built on higher levels to take full advantage of the sea views. The location provides a perfect connection between Marbella and Puerto Banus, making it ideal for either a large family residence or a development targeting younger groups seeking a prime lifestyle location.