



## Detached Villa for sale in Marbella, Marbella

**1,425,000 €**

Reference: R5130559 Bedrooms: 5 Plot Size: 691m<sup>2</sup> Build Size: 369m<sup>2</sup>





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## Costa del Sol, Marbella

Great opportunity to purchase a detached villa to renovate in the sought-after Huerta Belón residential area in the heart of Marbella. With one of the largest individual plots in the area, 691m<sup>2</sup>, this 369m<sup>2</sup> villa has 5 bedrooms, all on the upper floor, 2 bathrooms, the main one on suite, toilet on the ground floor, reading room, office, garage with direct access to the house, wine cellar, double-height living/dining room with fireplace, large kitchen and enclosed laundry area, plus a large garden with private pool and outdoor storage area. Due to the size of the plot and the square metres built, this property offers a unique opportunity to renovate it and turn it into your dream home in the heart of the city, with the option of maintaining the existing structure and renovating it according to the new owner's needs, or demolishing the existing house and building a completely new one in accordance with the urban planning regulations of the area, as it is classified as consolidated urban area, residential, intended for single-family dwellings UE-1, it has a buildable area coefficient of 0.40% and 35% occupancy.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
Utility Room  
Barbeque  
Near Church

### Setting

Urbanisation  
Close To Town  
Close To Schools  
Town

### Furniture

Not Furnished

### Parking

Garage  
Private  
More Than One

### Orientation

North  
East  
South  
West

### Condition

Restoration Required  
Renovation Required

### Kitchen

Not Fitted

### Utilities

Electricity  
Drinkable Water

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool  
Urban  
Street

### Pool

Private

### Garden

Private

### Category

Resale