



## Detached Villa for sale in Valle del Sol, Marbella

**1,550,000 €**

Reference: R5271616   Bedrooms: 2   Bathrooms: 1   Plot Size: 1,440m<sup>2</sup>   Build Size: 80m<sup>2</sup>   Terrace: 70m<sup>2</sup>





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## Costa del Sol, Valle del Sol

Charming Detached Villa with Expansion Potential and Stunning La Concha Views in Valle del Sol, Marbella – Costa del Sol Nestled in the exclusive Urbanización Valle del Sol, a serene residential enclave in Marbella West, this delightful villa offers a perfect blend of tranquillity and convenience on the prestigious Nueva Milla de Oro. Surrounded by lush greenery and just minutes from world-class golf courses like Aloha Golf and Los Naranjos, pristine beaches, and the vibrant amenities of Puerto Banús (10-minute drive), the property boasts breathtaking panoramic views of the iconic La Concha mountain from every corner – a hallmark of Marbella's luxurious lifestyle. Included in Marbella's newly approved 2024 PGOM (Plan General de Ordenación Municipal), which enhances development opportunities, this home is ready for immediate occupancy with immense potential for customisation. Sitting on a generous 1,440 m<sup>2</sup> plot, the villa features 80 m<sup>2</sup> of living space plus expansive terraces, with approved buildable area up to 277 m<sup>2</sup> for future expansions. The interior showcases elegant parquet flooring throughout, creating a warm and inviting atmosphere. Outdoors, enjoy a beautifully maintained garden, a newly constructed private swimming pool with high-quality materials and a hot water shower, plus a huge children's playground for family fun. All water, electricity, and garden irrigation systems have been recently upgraded, complemented by community well water for significant annual savings on bills. Additional highlights include parking for four cars, a 20 m<sup>2</sup> reformed storage room convertible into a guest or service bedroom, and full utility supplies. Plot: 1,440 m<sup>2</sup> Built area: 80 m<sup>2</sup> + terraces (expandable to 277 m<sup>2</sup>) Bedrooms: Flexible layout with potential for more Private pool with hot shower Parquet floors Huge children's playground Beautiful garden with new irrigation Parking for 4 cars 20 m<sup>2</sup> storage/guest room Community well water Air conditioning and modern installations An exceptional opportunity to create your dream home in one of Marbella's most desirable areas – ideal for families seeking privacy, views, and growth potential!



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Double Glazing  
Fitted Wardrobes  
Barbeque  
Fiber Optic  
Access for people with reduced mobility

### Views

Mountain  
Panoramic  
Country  
Garden  
Pool  
Courtyard

### Pool

Private Pool

### Garden

Private Garden  
Landscaped

### Orientation

South

### Setting

Close To Golf  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
Alarm System

### Climate Control

Air Conditioning  
Fireplace

### Condition

Excellent  
Recently Refurbished  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Private  
More Than One