

# Detached Villa in Artola

Price **€ 1,150,000**

Bedrooms	<b>4</b>
Bathrooms	<b>4</b>
Build Size	<b>210 m<sup>2</sup></b>
Plot Size	<b>810 m<sup>2</sup></b>

## SETTING

✓ Close To Sea

## ORIENTATION

✓ South

## CONDITION

✓ Renovation Required

## GARDEN

✓ Private

## PARKING

✓ Private

Aquí tienes una traducción profesional y atractiva, ideal para el mercado inmobiliario de lujo:

Exclusive Villa for Renovation Near the Sea in Artola Baja, Marbella

Premium investment opportunity in one of the most sought-after and established residential areas on the Costa del Sol. This detached villa, located just 400 meters from the iconic Artola Dunes, represents the ideal project for investors or end-buyers looking to develop a bespoke, contemporary luxury property in a protected natural setting with high appreciation potential.

Main Features

Bedrooms: 4

Bathrooms: 4

Built Area: 210 m<sup>2</sup>

Plot Size: 600 m<sup>2</sup>

Layout: 2 floors + Solarium

Parking: Private covered carport

## Layout and Property Potential

**Functional Structure:** The property is evenly distributed across two levels, featuring 2 bedrooms and 2 bathrooms on each floor, ensuring comfort and privacy.

**Outdoor Spaces:** It features a covered porch on the ground floor and a solarium on the upper floor, offering unobstructed views of the sea and the urbanization's mature, tree-lined surroundings.

**Renovation Project:** Located in an environment where most neighboring villas have already been transformed into modern designer residences. This ensures a secure investment with high potential for capital gains post-renovation.

## Location and Connectivity

The Artola Baja urbanization stands out for its tranquility, privacy, and strategic proximity to key points of interest:

**Beach & Nature:** Just a 4-minute walk to the beach, the protected area of the Artola Dunes, and Cabopino Marina.

**Marbella Centre:** A 15-minute drive away.

**Málaga Airport:** 35 minutes away via the AP-7 or A-7.

**Amenities:** Surrounded by top-tier golf courses, international schools, exclusive dining, and shopping areas.

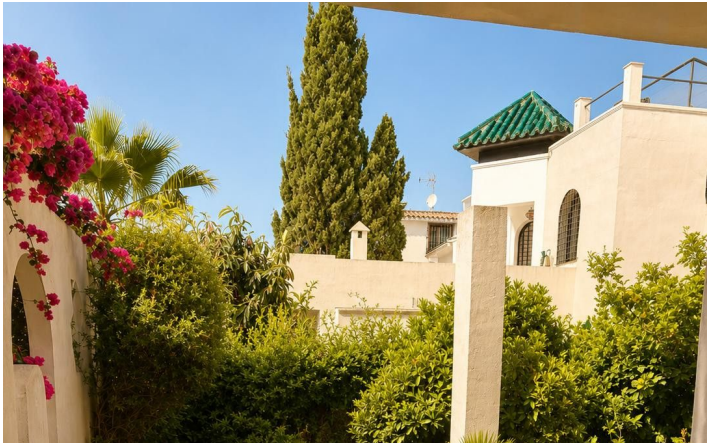
**Note for investors:** An exceptional property due to its location and typology, perfectly suited to be transformed into a high-standing luxury villa by the sea.

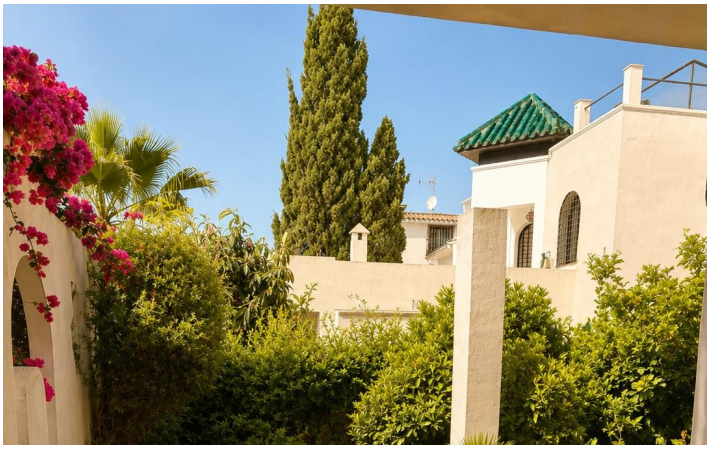
(Some photographs feature virtual home staging)

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# GALLERY







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