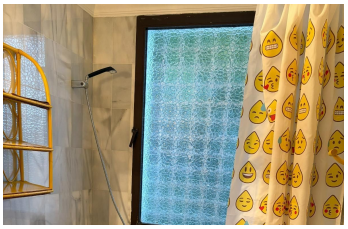
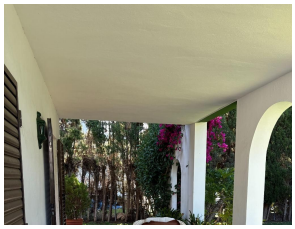
ALL IN real estates

House in Artola

Bedrooms	4	Bathrooms	4	Built	151m2	Plot	589m2
R5428189		**House**		**Artola**		**1.150.000€**	

Exclusive Seaside Villa in Artola Baja, Marbella An Impeccable Home with Extraordinary Potential for Premium Customization An exceptional opportunity in one of the most sought-after and established residential areas on the Costa del Sol. Located just 400 meters from the iconic Artola Dunes, this detached villa stands out for its versatility: the property is currently in perfect condition to move into or rent out immediately, while also presenting a unique opportunity to be converted into a bespoke contemporary luxury residence in a protected natural setting with high appreciation potential. Layout and Property Potential Functional Structure: The home is balanced across two levels, featuring 2 bedrooms and 2 bathrooms on each floor, ensuring excellent comfort, privacy, and a highly practical layout. Outdoor Spaces: It features a lovely covered porch on the ground floor and a solarium on the upper floor offering unobstructed views of the sea and the urbanization's mature, wooded surroundings. Excellent Condition & Future Potential: While the house is perfectly maintained and ready for immediate enjoyment, it is located in an exclusive neighborhood where most neighboring villas have already been transformed into modern designer residences. This makes it a secure investment with outstanding capital gains potential should you decide to undertake a modernization project. Location and Connectivity The Artola Baja residential area is renowned for its tranquility, privacy, and strategic proximity to key points of interest: Beach & Nature: Just a 4-minute walk to the beach, the protected Artola Dunes natural reserve, and

Cabopino Marina. Marbella Center: 15 minutes by car. Malaga Airport: 35 minutes via the AP-7 or A-7. Amenities: Surrounded by world-class golf courses, international schools, exclusive dining, and shopping areas. Note for Investors and Discerning Buyers: An exceptional property due to its prime location and current condition, ideal ?both ?for ?immediate ?enjoyment ?and for transformation ?into ?a high-standing designer villa by ?the sea. (Some ?photographs have ?been ?enhanced with virtual home ?staging ?to ?illustrate ?the ?property's ?modernization ?potential).