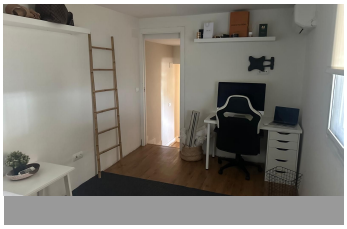
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House in Valle del Sol

Bedrooms	**2**	Bathrooms	**1**	Built	**80m2**	Plot	**1440m2**

R5271616	**House**	**Valle del Sol**	**1.550.000€**

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 m² plot, the villa features 80 m² of living space plus expansive terraces, with approved buildable area up to 277 m² 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 m² reformed storage

room convertible into a guest or service bedroom, and full utility supplies. Plot: 1,440 m² Built area: 80 m² + terraces (expandable to 277 m²) 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 m² 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!

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