# Detached Villa in Valle del Sol

## €1,550,000

Valle del Sol, Málaga

Bedrooms: 2 | Bathrooms: 1 | Plot: 1440 m² | Built: 80 m² | Terrace: 70 m²









## Overview

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!

## Amenities

Setting: Close To Golf, Close To Town, Close To Schools

Orientation: South Facing

Condition: Excellent Condition, Recently Renovated, Recently Refurbished

Pool: Private Pool

Climate Control: Air Conditioning, Fireplace

Views: Mountain Views, Country Views, Panoramic Views, Garden Views, Pool Views, Courtyard Views

Features: Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Storage Room, Disabled Access, Barbeque, Double Glazing, Fiber Optic

Furniture: Fully Furnished

Kitchen: Fully Fitted Kitchen

Garden: Private Garden, Landscaped Garden

Security: Gated Complex, Alarm System

Parking: Multiple Parking Spaces, Private Parking

## Contact

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