

## Villa

Marbella

Chambres: 7

Salles de bains: 0

M<sup>2</sup>: 692

Prix: 3 000 000 €

Statut: Vente

Type de propriété: Villa

Référence: R4061785

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Vue d'ensemble: A charming property in a picturesque tranquil residential area above Marbella center, with the most magnificent La Concha backdrop. A fantastic investment opportunity located in a secure residential area in Marbella, La Montua, just 5 minutes from the centre of Marbella. It has been perfectly built on a large elevated plot of 4.396 m<sup>2</sup>, offering you the most spectacular sea views. A south-facing estate which benefits from endless hours of sunlight, a unique layout distributed over three levels, with expansive living areas and generous bedrooms. The basement can be converted into the ultimate entertainment space, a private gym or even cinema room. The possibilities are endless! In addition, the plot boasts of enormous gardens, multiple covered lounge areas, a private large pool and tennis court. A true opportunity in a fantastic location in Marbella. This is an incredible opportunity as buildability on the land is of 35% !!! ...a lot higher than the usual allowed on most plots in Marbella and tax wise you would be paying 7% tax (ITP) instead of 21% VAT for land. Land qualification : UE-2

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Caractéristiques:

Piscine, Climatisation, Vue sur la mer, None, None, None, Parking