

## Villa for sale in Nagüeles, Costa del Sol

---

2 Bedrooms | 2 Bathrooms | 260 m<sup>2</sup> Interior | 1 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 618 IBI | € 25 Rubish tax | € 912 Community fees

### Property Description

---

Charming Private Villa with Pool & Sea Views — 5 mins to Puerto Banús + Expansion Potential

Ideally located just 5-7 minutes from Puerto Banús, the Golden Mile, and the best beaches of the Costa del Sol.

This inviting 2-bedroom home can be enjoyed immediately as a peaceful retreat, set on an elevated multi-level plot with lush gardens, sea views, and multiple terraces perfect for outdoor living.

Inside, the villa offers a warm open-plan layout with traditional Saltillo tiles and a bright living room with three French doors opening directly onto the garden and private pool, creating a seamless indoor-outdoor flow.

The spacious covered garage accommodates multiple vehicles, a boat or even an RV — a rare feature in this area.

The property also offers excellent future potential:

Possibility to create a private guest suite above the carport (approx. 15-20 m<sup>2</sup>) with independent access

Upper terrace with scope to extend approx. 20-35 m<sup>2</sup> (subject to planning)

Further potential at ground level near the pool approx. 15-25 m<sup>2</sup>

Located in a secure gated community and close to top schools, golf, dining, and amenities, this is a rare opportunity to secure a villa with pool, sea views, and strong long-term value.

With neighboring homes selling well above €1.2M-€4M, this property offers exceptional value whether enjoyed as-is or enhanced over time.