



## Villa for sale in Marbesa, Marbella

1,595,000 €

Reference: R4842364 Bedrooms: 3 Bathrooms: 2 Plot Size: 400m<sup>2</sup> Build Size: 309m<sup>2</sup> Terrace: 5m<sup>2</sup> - 65m<sup>2</sup>





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## Costa del Sol, Marbesa

This iconic villa is located in the private urbanization of Marbesa, close to the beach, on the east side of Marbella. It is 400 meters walking distance or 10 minutes walk from the Mediterranean Sea and the beach, 1.5 km from the beach and the protected dunes of Cabopino and 1.9 km from the hotels Marriot and Don Carlos and Nikki Beach Marbella. Marbesa is a quiet and prestigious neighborhood known for its beautiful coastline and its proximity to Marbella. The villa has 3 bedrooms and 2 bathrooms and is recently built and offers a perfect mix of modern living and luxurious comfort. The villa has a beautiful roof terrace with swimming pool with views over the coast to Gibraltar and Africa. It is ideal for organizing parties or simply enjoying the breathtaking views. The first floor, where you will find the living room with open kitchen, also offers fantastic sea views. On the ground floor, which overlooks the garden and the infinity pool, there are 2 bedrooms and 2 bathrooms. In the semi-basement there is a 3rd bedroom and the garage with a remote controlled electronic gate. All bedrooms have shutters, air conditioning and heating, on electricity. Both the roof top pool and the pool in the garden are heated. This villa is an ideal family home and also perfect as a rental investment. It has a proven track record as a very successful holiday rental (with license number). The total plot size is 400 m2. The total built area is 309 m2, of which 167 m2 living space, 108.5 m2 terraces and 33.5 m2 swimming pools. Garden, pools and villa are easy to maintain.



## Features:

### Features

Covered Terrace  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Solarium  
WiFi  
Sauna  
Jacuzzi  
Barbeque  
Basement

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool

### Pool

Heated  
Private  
Children`s Pool

### Garden

Private  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water

### Orientation

East  
South  
South East

### Setting

Beachside  
Urbanisation  
Close To Sea  
Close To Shops

### Furniture

Fully Furnished  
Not Furnished  
Part Furnished  
Optional

### Security

24 Hour Security  
Alarm System  
Electric Blinds

### Category

Investment  
Luxury  
Contemporary  
New Development

### Climate Control

Pre Installed A/C  
Cold A/C  
Hot A/C

### Condition

New Construction

### Kitchen

Fully Fitted  
Kitchen-Lounge

### Parking

Underground  
Garage  
Private  
Covered