



## 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:

### Características

Terraço coberto  
Terraço privado  
Banheiro privativo  
Vidros duplos  
Solário  
Wi-fi  
Sauna  
Jacuzzi  
Churrasco  
Porão

### Visualizações

Mar  
Montanha  
Panoramic  
Jardim  
Piscina

### Piscina

Heated  
Private  
Piscina de crianças

### Jardim

Private  
Manutenção fácil

### Utilities

Eletricidade  
Água potável

### Orientação

Leste  
Sul  
Sudeste

### Contexto

À beira da praia  
Urbanização  
Perto do mar  
Perto de lojas

### Mobília

Totalmente mobiliado  
Não fornecido  
Parte fornecida  
Opcional

### Segurança

Segurança de 24 horas  
Sistema de alarme  
Cortores elétricos

### Categoria

Investimento  
Luxo  
Contemporary  
Novo desenvolvimento

### Controle climático

Pré -instalado a/c  
Frio a/c  
A/c quente

### Doença

Nova construção

### Cozinha

Totalmente ajustado  
Lounge da cozinha

### Estacionamento

Underground  
Garagem  
Private  
Covered