

Sales - House - Marbella

2.850.000€



Ref.-ID: MIBGR5249758

Marbella

IBI: 1,939 EUR / year

Rubbish: 125 EUR / year



3



3



398 m²



553 m²

Modern Villa in Marbella. This villa represents an excellent opportunity to enjoy modern luxury in one of Marbella's most sought-after central addresses. It offers a high level of comfortable living, and plenty of privacy, within walking distance to the beautiful old town, beaches, central market, banks, pharmacies, restaurants, shops, and all types of services, it offers the convenience of living in a quiet area of the city. The property sits on a 553 m² plot with 398 m² of built space and 197 m² of terraces. It features one bedroom on the ground floor, a guest toilet, and in the first floor we find a very wide master bedroom with bathroom en suite, with connections prepared for a fourth bedroom. And in the semi-basement is the 3rd bedroom with a fully equipped bathroom, and it is also possible to organize a fifth bathroom with bathroom ensuite in this level, ample gym and engine room complete this level. Interiors are designed with oak parquet floors and natural stone, while the open-plan kitchen includes a stainless-steel island and premium appliances from Miele, Neff, and Siemens. Outdoor spaces invite year-round enjoyment with four terraces, a large garden, and a saltwater pool equipped with counter-current system, lighting, and cleaning jets. From the first floor upwards, panoramic views embrace Marbella, La Concha, Gibraltar, and the mountains of Morocco. Additional highlights include: Alarm system and outside cameras, Solar panel system (6 panels), Split air con (warm-cold), Underfloor heating throughout the house, Insulated glass windows and sliding doors, Video-intercom, Decalcification system, Water pressure control, Grohe filter faucets RED and BLUE.

Setting

- ✓ Town
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools

Orientation

- ✓ South

Condition

- ✓ Excellent

Pool

- ✓ Private

Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Central Heating
- ✓ U/F Heating

Views

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic
- ✓ Urban

Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Gym
- ✓ Games Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Wood Flooring
- ✓ Double Glazing
- ✓ Basement
- ✓ Fiber Optic

Furniture

- ✓ Not Furnished

Kitchen

- ✓ Fully Fitted

Garden

- ✓ Private

Security

- ✓ Entry Phone
- ✓ Alarm System

Parking

- ✓ Private

Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Solar water heating

Category

- ✓ Distressed
- ✓ Holiday Homes
- ✓ Investment
- ✓ Contemporary