

**Sales - House - Marbesa**  
**2.090.000€**



**Ref.-ID: MIBGR5272894**

**Marbesa**

**House**

**Community: 540 EUR / year**

**IBI: 2,300 EUR / year**

**Rubbish: 280 EUR / year**



**4**



**4**



**388 m2**



**809 m2**

**SEA VIEW VILLA WITH EXCEPTIONAL PRIVACY IN MARBESA** Located in the sought-after beachside community of Marbesa, just a 3 minute walk from the beach, this exceptionally spacious sea view villa, surrounded by a mature Mediterranean garden with outstanding privacy, offers a unique opportunity to live in one of Marbella's most desirable locations. Benefiting from a south-west orientation, this family villa enjoys natural light throughout the day, enhancing the warm and inviting atmosphere of the home. Set on a plot of 809 m<sup>2</sup> with a built area of 388 m<sup>2</sup>, the property offers generous living spaces and timeless Mediterranean architecture that perfectly complements the character of Marbesa. The villa is well maintained and offers the opportunity to further refine and modernise it to suit individual tastes. The villa is distributed over two levels. The upper floor features three spacious bedrooms and three bathrooms. The ground floor offers an additional bedroom and bathroom, a generous living room with fireplace, and a kitchen with direct access to a spacious covered veranda with glass curtains, overlooking the beautifully landscaped garden. The property is equipped with air conditioning and central heating, ensuring comfort throughout the year. The quality of this villa extends seamlessly to its outdoor spaces. The Mediterranean garden offers exceptional privacy and, together with the heated swimming pool and various sun and shaded terraces, creates the perfect setting to enjoy outdoor living all year round. In addition, the property benefits from a spacious garage for two cars and a private water well with water storage reservoir. With its beautiful sea views, Mediterranean character, mature garden and exceptional privacy, this spacious villa offers everything needed to create a truly special home under the Spanish sun. A property full of character, offering the opportunity to further refine it according to your own preferences. The combination of the beach and a variety of restaurants just a few minutes' walk away makes this an exceptional place to enjoy the very best that Marbella has to offer throughout the year.