Sales - House - Marbella

1.880.000€











Ref.-ID: MIBGR5362897 **Marbella** **House**

Community: 1,692 EUR / year **IBI: 2,495 EUR / year** **10** **8** **565 m2** **1450 m2**

Exclusive villa for sale in Marbella East, within the municipality of Marbella, located in one of the most sought-after residential areas thanks to its perfect balance of privacy, natural surroundings, and proximity to the coastline. This property offers a sophisticated lifestyle, surrounded by mature greenery and just minutes from beaches, restaurants, and premium services. The villa offers approximately 380 sqm of built area (figures are approximate), distributed across ten bedrooms and eight bathrooms over three levels designed to maximize comfort. Its architecture combines elegance and functionality, with spacious interiors, high ceilings, and abundant natural light enhancing the sense of openness throughout. The main living room stands out for its stately character, featuring a skylight, decorative columns, and several lounge areas that open onto the outdoor spaces. The seamless connection to terraces, patio, outdoor kitchen, and pool creates a fluid indoor-outdoor lifestyle, ideal for enjoying the Mediterranean climate year-round. The fully-equipped indoor kitchen, fitted with high-end appliances, connects to a formal dining area perfect for hosting gatherings and events. The property's features further enhance comfort and exclusivity: quality flooring, refined carpentry, air conditioning throughout, integrated sound system, double glazing, and an advanced alarm system. The lower level includes a complete wellness area with gym, sauna, and jacuzzi, elevating the residential experience to a superior level. The villa is presented in excellent condition and benefits from a private swimming pool, landscaped gardens, chill-out areas, and multiple independent access points, including bedrooms with private entrances, making it a highly versatile property. It also includes covered parking for several vehicles, a storage room, and generous outdoor areas. Please contact us for further information. Energy rating: E (Consumption: 130.80 kWh/m²/year – Emissions: 26.15 kg CO_2/m²/year). Asking price: €1,980,000 (taxes not included). Community fees: €141/month. IBI (property tax): €2,495/year. Applicable purchase taxes (ITP/VAT/AJD), notary fees, registration fees, and other transaction costs are not included in the price and will be borne by the buyer. The property holds a valid tourist licence and first occupancy license (LPO), offering strong potential for rental income or private events. Marketed by Dils Lucas Fox (Lucas Trading, S.L., CIF B64125438), acting as a real estate intermediary. The Abbreviated Information Document (DIA) is available for consumers in accordance with current regulations. The information provided is for guidance only, based on data supplied by the owner, and may be subject to change. It does not constitute a contractual offer. Marketed by Dils Lucas Fox (Lucas Trading, S.L., company registration number B64125438), acting as a real estate intermediary The information provided is for information purposes only, based on details supplied by the owner, and is subject to change. It does not constitute a contractual offer.

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace
- ✔ U/F Heating

Features
- ✔ Private Terrace
- ✔ Gym
- ✔ Storage Room
- ✔ Utility Room
- ✔ Marble Flooring
- ✔ Jacuzzi
- ✔ Barbeque
- ✔ Double Glazing

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Alarm System

Parking
- ✔ Private Parking