

Sales - House - Marbella  
975.000€



Ref.-ID: MIBGR5408806

Marbella

House

Community: 1,320 EUR / year IBI: 889 EUR / year

Rubbish: 185 EUR / year



4



4



195 m2



800 m2

This contemporary villa offers a comfortable and well-planned home in a convenient coastal location, close to everyday services, golf and approximately 1.5 km from the beach. Malaga airport is only 35 minutes away. Set across two levels, the property has been designed for easy living, combining bright interiors with generous private outdoor areas, including a large garden, several terraces and a swimming pool. The main floor features an open-plan living and dining area with a modern kitchen and direct access to the terrace and garden, creating a natural connection between the indoor and outdoor spaces. With 4 bedrooms and 4 bathrooms, the layout works well for family living, visiting guests or buyers who need flexible space for working from home. The lower level adds further practicality, with guest accommodation, an office area, laundry room and storage space. Outside, the south-facing garden, private pool, barbecue area and terraces make the home ideal for enjoying Marbella's climate throughout the year. The large garden also offers excellent potential for landscaping and personalisation, whether creating a chill-out area, children's play space, Mediterranean planting or additional outdoor dining zones, giving the next owner the opportunity to add their own stamp. The property also includes open parking for two cars, although it does not have a closed garage. Located in Las Chapas / La Reserva de Marbella, this ready-to-enjoy villa sits within an established residential area of Marbella East, offering a strong balance of comfort, outdoor living and everyday convenience.

**Setting**

- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ Games Room
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Basement

**Category**

- ✓ Luxury

**Orientation**

- ✓ South

**Furniture**

- ✓ Optional

**Condition**

- ✓ Excellent

**Kitchen**

- ✓ Partially Fitted
- ✓ Kitchen-Lounge

**Pool**

- ✓ Private

**Garden**

- ✓ Private

**Climate Control**

- ✓ Air Conditioning
- ✓ Fireplace

**Security**

- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System

**Views**

- ✓ Garden
- ✓ Pool

**Parking**

- ✓ Covered
- ✓ More Than One