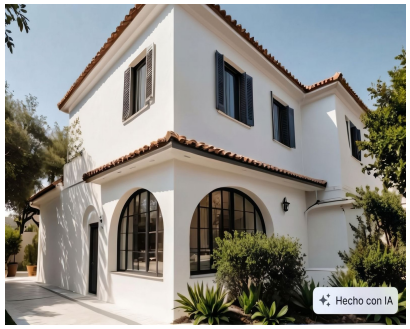
## Sales - House - Marbella

# 1.595.000€










**Ref.-ID: MIBGR5450497** **Marbella** **House**

**Community: 1,992 EUR / year** **IBI: 982 EUR / year** **Rubbish: 278 EUR / year** **5** **3** **279 m2** **1052 m2**

Andalusian-style villa with a mature tropical garden, a unique residence designed for year-round outdoor living. Located in Real Panorama, 3 km east of downtown Marbella and 1.5 km from the beaches and the scenic Senda Litoral coastal path. The property offers the perfect balance between the tranquility of nature and urban convenience. This property features 348 m² of built area, distributed as follows: Entrance floor: 120,80 m² First floor: 87 m² Garage /Storage: 39 m² Outdoor kitchen/extra storage/wc: 33 m² Terrace/patio: 69 m² Plot: 1050 m² Private pool: 58 m² Upon entering the entrance floor, you are welcomed into a generous, light-filled space where the living area is open into the kitchen. Marble flooring extends throughout, while a fireplace anchors the room, giving it the welcoming feel of a true home. While the indoor kitchen integrates smoothly into the main floor, the true centerpiece for entertaining is the fully equipped outdoor kitchen. Complete with an oven, barbecue, kitchen area, laundry space, and toilet. This outdoor living space is designed for year-round enjoyment—whether hosting a long Sunday family lunch or evening drinks as the sun sets behind the mountains. The villa offers 5 bedrooms across two floors, each with its own distinct character. On the main floor, two bedrooms feature parquet flooring, built-in wardrobes, and air conditioning. Upstairs, the three remaining bedrooms take full advantage of the property’s elevated position. The master suite is exceptionally spacious, with room for a private sitting area, and includes an en-suite bathroom with both a bathtub and shower. A second bedroom opens onto its own private balcony with mountain views, while the third looks out toward the sea—two magnificent, contrasting backdrops to wake up to. The 58 m² pool is one of the largest on a private residential plot in the area, surrounded by mature planting that ensures complete privacy. The garden wraps around the villa with the kind of established vegetation that simply cannot be bought new - it takes decades to create and adds a quality of seclusion that is increasingly rare. The fruit orchard is extraordinary by any standard. Fully productive and thoughtfully planted, it features two avocado trees, four fig trees, two mango trees, two orange trees, two grapevines, a lemon tree, a papaya, a loquat, and a peach tree. An automated irrigation system keeps the garden in pristine condition year-round, even when you are away. Enjoying fresh, home-grown seasonal fruit for much of the year is one of those simple everyday luxuries that quickly becomes irreplaceable. Additionally, solar panels significantly reduce energy consumption and operating costs. We warmly invite you to book a viewing with us!

**Setting**
- ✔ Suburban
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

**Orientation**
- ✔ North Facing
- ✔ East Facing
- ✔ South Facing
- ✔ West Facing

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Fireplace

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Courtyard Views
- ✔ Urban Views
- ✔ Street Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Wood Flooring
- ✔ Marble Flooring
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Fiber Optic

**Furniture**
- ✔ Not Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden

**Security**
- ✔ Entry Phone
- ✔ Alarm System

**Parking**
- ✔ Garage
- ✔ Covered Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

**Utilities**
- ✔ Photovoltaic solar panels
- ✔ Solar water heating

**Category**
- ✔ Investment
- ✔ Resale