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Ref.-ID: MIBGR5237476 **Marbesa** **House**

3 **2** **309 m2** **400 m2**

Iconic Contemporary Villa in Prestigious Marbesa – Walking Distance to the Beach **Tourist Rental Licence in Place | Heated Pools | Sea Views | Exceptional Rental Potential** Set in the sought-after residential area of Marbesa, East Marbella, this distinctive contemporary villa combines striking modern architecture, luxurious comfort and an exceptional location just 300 metres' walk from the beach. The beautiful protected dunes and beaches of Cabopino are only 800 metres away, while the renowned Don Carlos Hotel and Marriott Resort are conveniently close by. Marbesa is one of Marbella East's most desirable residential neighbourhoods, appreciated for its tranquillity, privacy and proximity to the Mediterranean coastline. Designed with a distinctive architectural character, the villa offers approximately 309 m² of built area, including 167 m² of interior living space, generous terraces and two swimming pools. Its carefully designed layout extends over several levels, creating a seamless connection between indoor and outdoor living. The main living area is situated on the upper floor, where an elegant open-plan living room and kitchen enjoy beautiful sea views. The impressive rooftop terrace provides an additional private retreat, featuring a heated swimming pool and panoramic views along the coastline towards Gibraltar and the North African coast. It is an exceptional setting for entertaining, relaxing or simply enjoying the Mediterranean lifestyle. On the garden level, two bedrooms and two bathrooms open towards the landscaped outdoor areas, where a second heated swimming pool creates a private and inviting atmosphere. The semi-basement accommodates a third bedroom and a private garage with an electrically operated entrance gate. All bedrooms are equipped with fitted shutters, air conditioning and electric heating, ensuring comfort throughout the year. An exceptional lifestyle and investment opportunity With its privileged location, distinctive architecture, two heated swimming pools and established holiday rental history, this villa represents an attractive opportunity both as a private family residence and as an income-generating investment. The property benefits from an existing tourist rental licence, offering the possibility to continue its successful holiday rental operation. Property Details - Plot size: 400 m² - Total built area: 309 m² - Interior living space: 167 m² - Terraces: 108.5 m² - Swimming pools: 33.5 m² combined - Bedrooms: 3 - Bathrooms: 2 - Two heated swimming pools - Private garage with electric gate - Rooftop terrace with panoramic sea views - Tourist rental licence in place The villa, garden and swimming pools have been designed for easy maintenance, making this a particularly appealing property as a permanent residence, holiday home or rental investment. Detached Villa, Marbesa, Costa del Sol. 3 Bedrooms, 2 Bathrooms, Built 309 m², Terrace 108 m², Garden/Plot 400 m². Setting : Beachside, Close To Sea, Urbanisation. Orientation : South East. Condition : Excellent, New Construction. Pool : Private, Heated, Children`s Pool. Climate Control : Air Conditioning, Hot A/C, Cold A/C, Central Heating. Views : Sea, Mountain, Garden, Pool, Street. Features : Fitted Wardrobes, Private Terrace, Solarium, WiFi, Storage Room, Utility Room, Ensuite Bathroom, Jacuzzi, Barbeque, Double Glazing, Basement. Furniture : Fully Furnished, Optional. Kitchen : Fully Fitted. Garden : Private, Easy Maintenance. Security : Electric Blinds, Alarm System. Parking : Underground, Garage, Private. Utilities : Electricity. Category : Luxury, Contemporary.

Setting
- ✔ Beachside
- ✔ Close To Sea
- ✔ Urbanisation

Orientation
- ✔ South East Orientation

Condition
- ✔ Excellent Condition
- ✔ New Construction

Pool
- ✔ Private Pool
- ✔ Heated Pool
- ✔ Childrens Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Central Heating

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Street Views

Features
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Solarium
- ✔ WiFi
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Jacuzzi
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Basement

Furniture
- ✔ Fully Furnished
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden
- ✔ Easy Maintenance Garden

Security
- ✔ Electric Blinds
- ✔ Alarm System

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Private Parking

Utilities
- ✔ Electricity

Category
- ✔ Luxury
- ✔ Contemporary