

## Sales - House - Reserva de Marbella

**1.375.000€**

**Reserva de Marbella**

**House**

**Community: 1,728 EUR / year**

**IBI: 1,497 EUR / year**



**3**



**3**



**276 m2**



**770 m2**

Cozy and bright villa in Marbella East, in the Reserva de Marbella area, very close to supermarkets and services. The beach is just a 5-minute drive from the house, where you can enjoy the best beaches in Marbella. This villa is located in a very quiet area with easy access. It is built on two floors plus a solarium, with a plot with fruit trees, loquats, pomegranates, lemon trees, etc. It is a house that needs some renovation but is in good condition and has great potential to be refurbished and create a minimalist project. It has large windows that provide plenty of light, a living room with a double-height ceiling, and the villa consists of three bedrooms. The ground floor shares a bathroom. There is also a guest toilet where a shower could be installed to create another separate bathroom. Upstairs, we find the very spacious master bedroom with an ensuite bathroom with a Jacuzzi. The house has windows in every room, providing plenty of light. The house has a parking space, but a basement could be created, as the house is elevated and has the same surface area under the building. It's a house worth visiting.

### Setting

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Urbanisation

### Orientation

- ✓ South West

### Condition

- ✓ Fair

### Pool

- ✓ Private

### Climate Control

- ✓ Air Conditioning
- ✓ Fireplace

### Views

- ✓ Country
- ✓ Garden
- ✓ Pool

### Features

- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Solarium

### Furniture

- ✓ Part Furnished

### Kitchen

- ✓ Fully Fitted

### Garden

- ✓ Private

### Security

- ✓ Entry Phone
- ✓ Alarm System

### Parking

- ✓ Private

### Category

- ✓ Bargain
- ✓ Distressed
- ✓ Investment

































