

## Sales - House - Marbesa

# 2.450.000€

**Marbesa**

**House**

**Community: 948 EUR / year**

**IBI: 1,912 EUR / year**

**Rubbish: 280 EUR / year**



**4**



**3**



**258 m2**



**915 m2**

Just 50 metres from the beach, this beautifully renovated and modernised four bedroom, three bathroom villa is set on a spacious, flat plot featuring a large swimming pool and lush mature garden. The property boasts a fully upgraded kitchen and bathrooms, as well as electric central heating for year-round comfort, a private garage and a separate small guest accommodation - ideal for visitors or staff. Located in one of Marbella's most desirable beachside areas, everything is on your doorstep - restaurants, cafés and a supermarket all within walking distance. An exceptional opportunity in a prime location. A must-see property.

### Setting

- ✓ Beachside
- ✓ Close To Shops
- ✓ Close To Sea

### Views

- ✓ Sea
- ✓ Garden

### Security

- ✓ Alarm System
- ✓ 24 Hour Security

### Condition

- ✓ Excellent
- ✓ Recently Renovated

### Features

- ✓ Fitted Wardrobes
- ✓ Guest Apartment
- ✓ Marble Flooring

### Parking

- ✓ Garage

### Pool

- ✓ Private

### Furniture

- ✓ Fully Furnished

### Climate Control

- ✓ Hot A/C
- ✓ Central Heating

### Kitchen

- ✓ Fully Fitted

























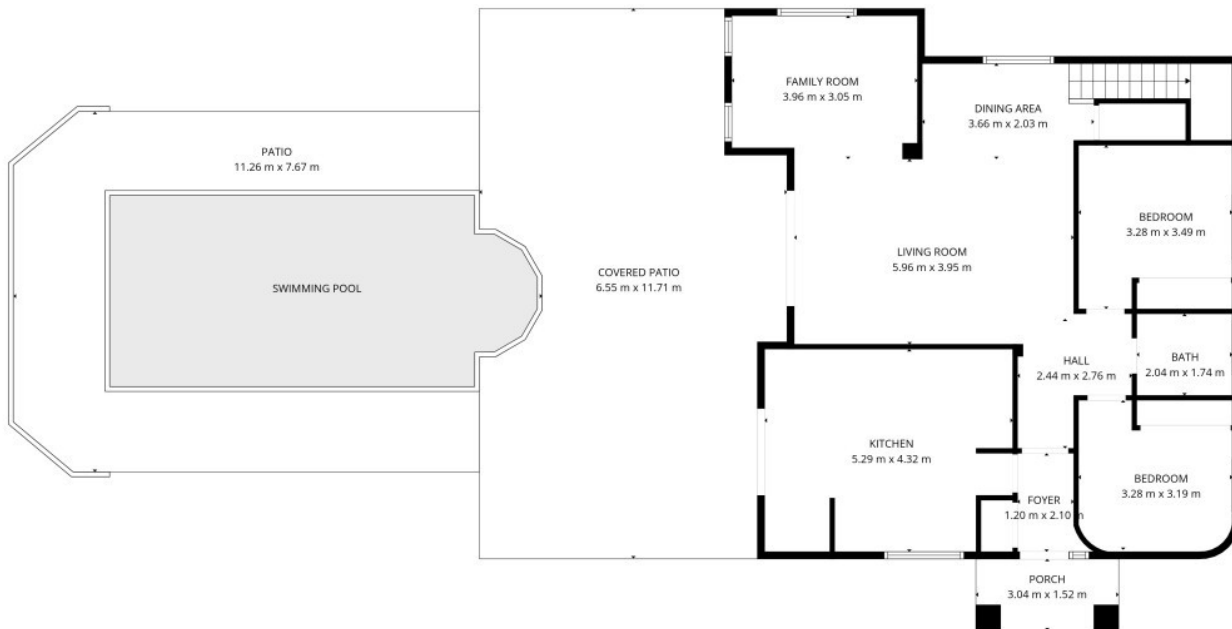






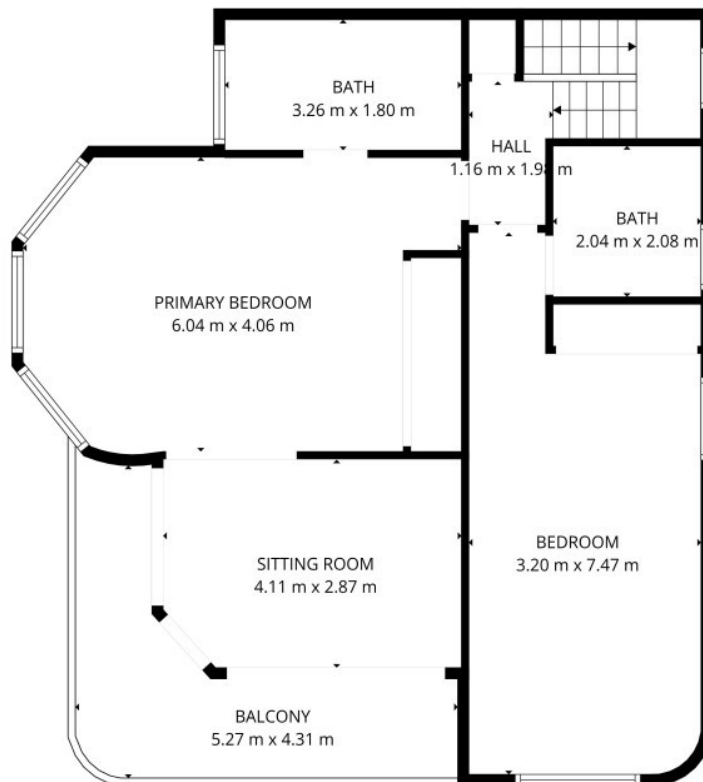






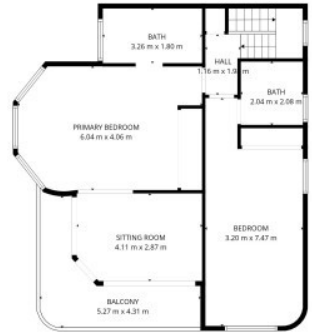
**TOTAL: 182 m<sup>2</sup>**  
 1st floor: 106 m<sup>2</sup>, 2nd floor: 76 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 5 m<sup>2</sup>, COVERED PATIO: 67 m<sup>2</sup>, PATIO: 43 m<sup>2</sup>,  
 BALCONY: 11 m<sup>2</sup>, WALLS: 12 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

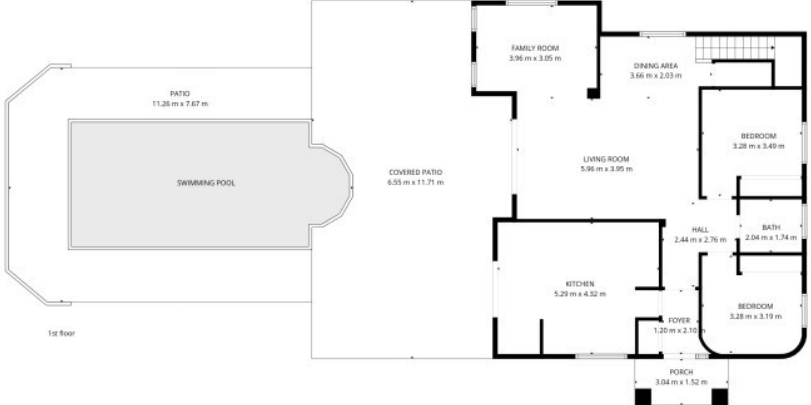


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2nd floor



1st floor

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