# Sales - House - Marbella

# 1.975.000€

**Marbella** **House**

**IBI: 2,200 EUR / year**

 **5**  **3**  **475 m2**  **1220 m2**

A magical villa in a unique style, built with natural stone, making it one of a kind in the area. Respecting its surroundings, it is located in La Montua, just 5 minutes from the center of Marbella, yet enjoys one of the few tranquil spots in the city, surrounded by nature. The area is considered to be developing rapidly due to its views, proximity, and future projects. The house was built in the 1960s and extended in 1999. This extension included a larger living room with a fireplace, an open-plan kitchen, and a spacious terrace with views of Africa. There is also a bathroom with a shower and two bedrooms that are very cool in summer and warm in winter thanks to the stone walls insulated with cork. The fireplace heats both the living room and the upper floor. On the upper floor, there is a very spacious bedroom with an en-suite bathroom and a dressing room, as well as another room that could be used as an office or another dressing room. Both rooms have access to a large terrace with sea views. The garden level features a completely independent apartment with a kitchen and en-suite bathroom, and two storage areas. The mature, natural garden features fruit trees and plans for a swimming pool, along with two parking areas that could be covered with a pergola. Solar panels will help reduce electricity consumption. The villa is located just 5 minutes driving from Marbella centre and La Cañada Shopping Centre, and 10 minutes from the beach.

**Setting**
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Forest

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Room For Pool

**Views**
- ✔ Sea Views

**Features**
- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ Utility Room

**Furniture**
- ✔ Not Furnished

**Garden**
- ✔ Private Garden

**Parking**
- ✔ Private Parking

**Category**
- ✔ Investment














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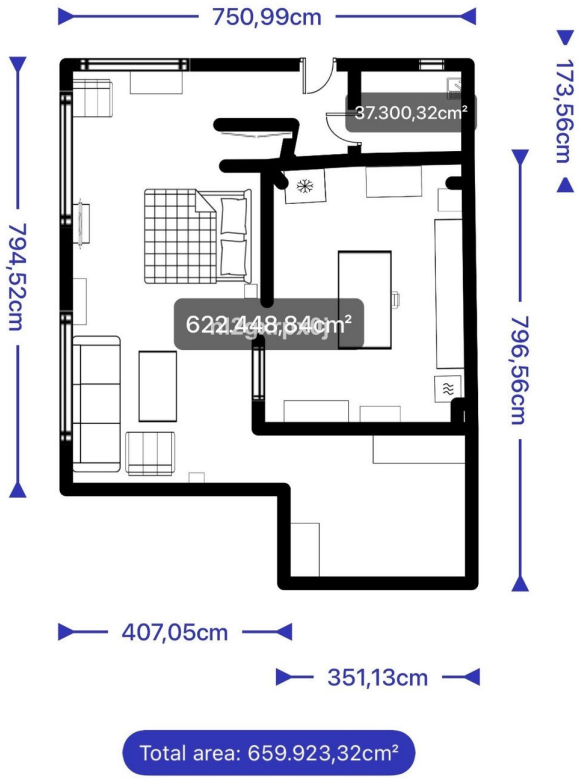

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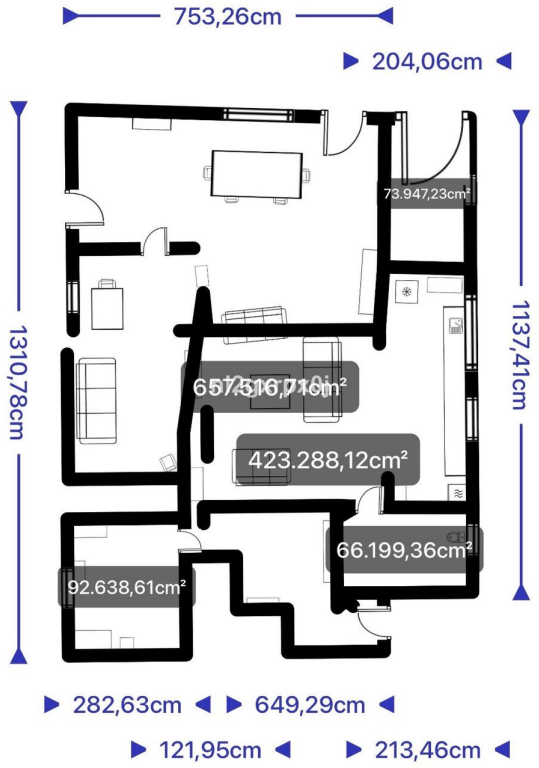

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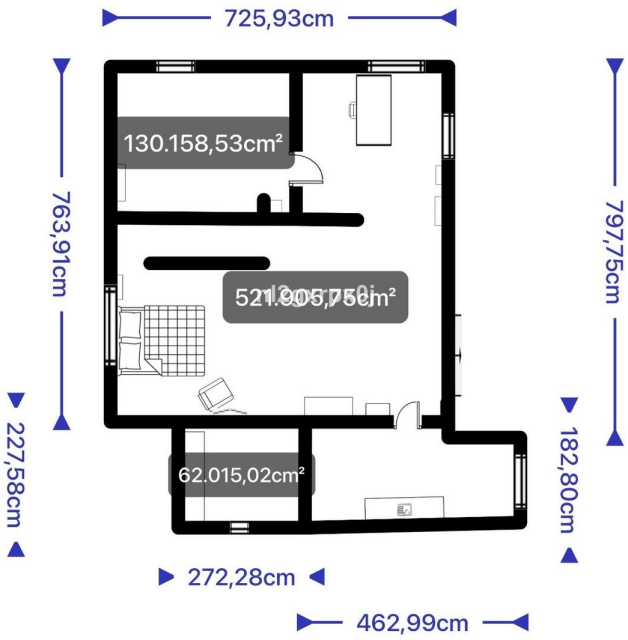

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Total area: 659.923,32cm²




Total area: 714.079,28cm²