



Sales - House - Marbella
2.850.000€

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IBI: 1,939 EUR / year

Rubbish: 125 EUR / year



3



3



399 m2



553 m2

Modern Villa in Marbella. This villa represents an good opportunity to enjoy modern luxury in one of Marbella's most sought-after central addresses. to a high level of comfortable living, and plenty of privacy, within walking distance to the beautiful old town, beaches, central market, banks, farmacias, restaurants, shops, and all types of services, it offers the convenience living in a quite area of the city. The property sits on a 553 m² plot with 398 m² of built space and 197 m² of terraces. It features one bedroom in the ground floor, guest toilet, in the frist floor we find a very wide master bedroom with bathroom en suite, with connections prepared for a fourth bedroom. And in the semi-basement is the 3 bedroom with a fully bathroom, and is also posible to organise a fifth bathroom with bathroom ensuite in this level, ample gym and engine room complete this level. Interiors are designed with oak parquet floors and natural stone, while the open-plan kitchen includes a stainless-steel island and premium appliances from Miele, Neff, and Siemens. Outdoor spaces invite year-round enjoyment with four terraces, easy manintenace garden, and a saltwater pool equipped with counter-current system, lighting, and cleaning jets. From the first floor upwards, panoramic views embrace Marbella, La Concha, Gibraltar, and the mountains of Morocco. Additional highlights include: Alarm system and outside cameras Solar panel system (6 panels) Split air con (warm-cold) Underfloor heating throughout the house Insulated glass windows and sliding doors Video-intercom Decalcification system Water pressure control Grohe filter faucets RED and BLUE

Setting

- ✓ Town
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools

Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Central Heating
- ✓ U/F Heating

Kitchen

- ✓ Fully Fitted

Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Solar water heating

Orientation

- ✓ South

Views

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic
- ✓ Urban

Garden

- ✓ Private

Category

- ✓ Distressed
- ✓ Holiday Homes
- ✓ Investment
- ✓ Contemporary

Condition

- ✓ Excellent

Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Gym
- ✓ Games Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Wood Flooring
- ✓ Double Glazing
- ✓ Basement
- ✓ Fiber Optic

Security

- ✓ Entry Phone
- ✓ Alarm System

Pool

- ✓ Private

Furniture

- ✓ Not Furnished

Parking

- ✓ Private











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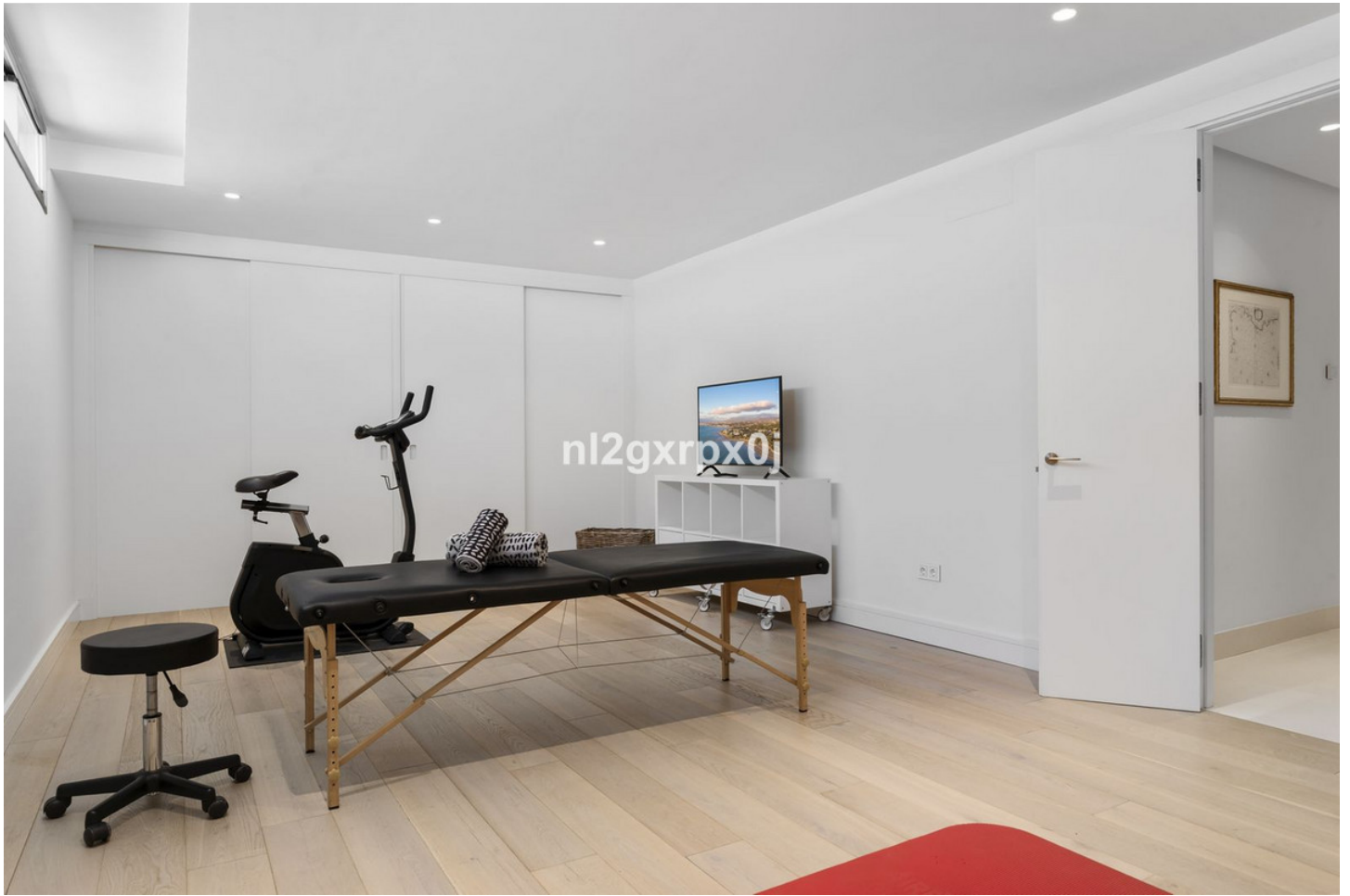
















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