MIBGROUP.ES

## Sales - House - Marbesa

## 2.450.000€

**www.mibgroup.es**
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**Ref.-ID: MIBGR5297731** **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

**Condition**
- Excellent Condition
- Recently Renovated

**Pool**
- Private Pool

**Climate Control**
- Hot A/C
- Central Heating

**Views**
- Sea Views
- Garden Views

**Features**
- Fitted Wardrobes
- Guest Apartment
- Marble Flooring

**Furniture**
- Fully Furnished

**Kitchen**
- Fully Fitted Kitchen

**Security**
- Alarm System
- 24 Hour Security

**Parking**
- Garage



























































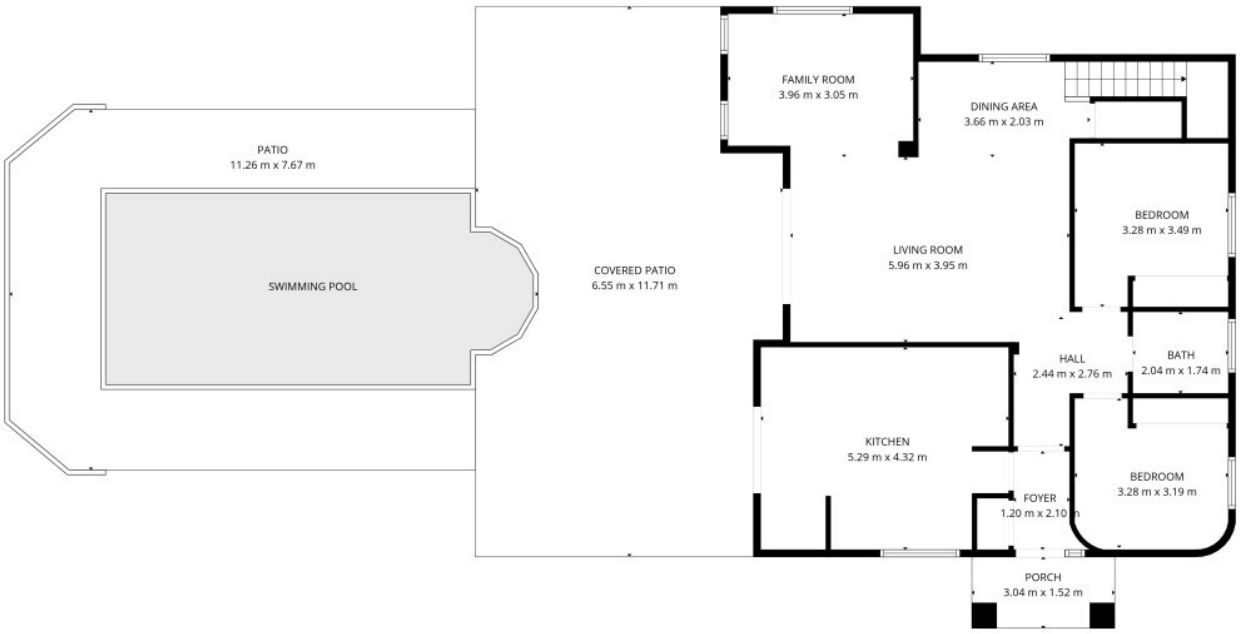






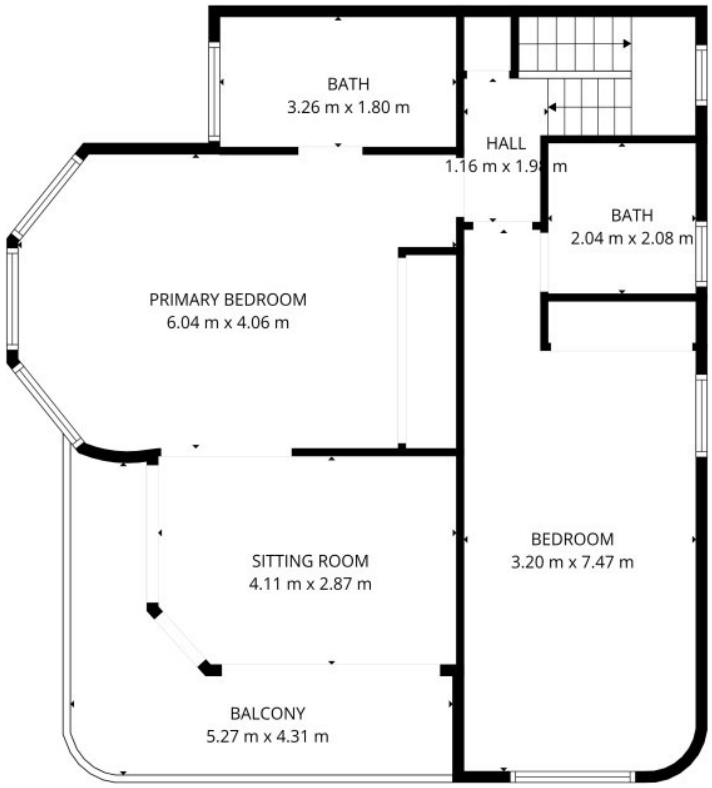







**TOTAL: 182 m2**
1st floor: 106 m2, 2nd floor: 76 m2
EXCLUDED AREAS: PORCH: 5 m2, COVERED PATIO: 67 m2, PATIO: 43 m2,
BALCONY: 11 m2, WALLS: 12 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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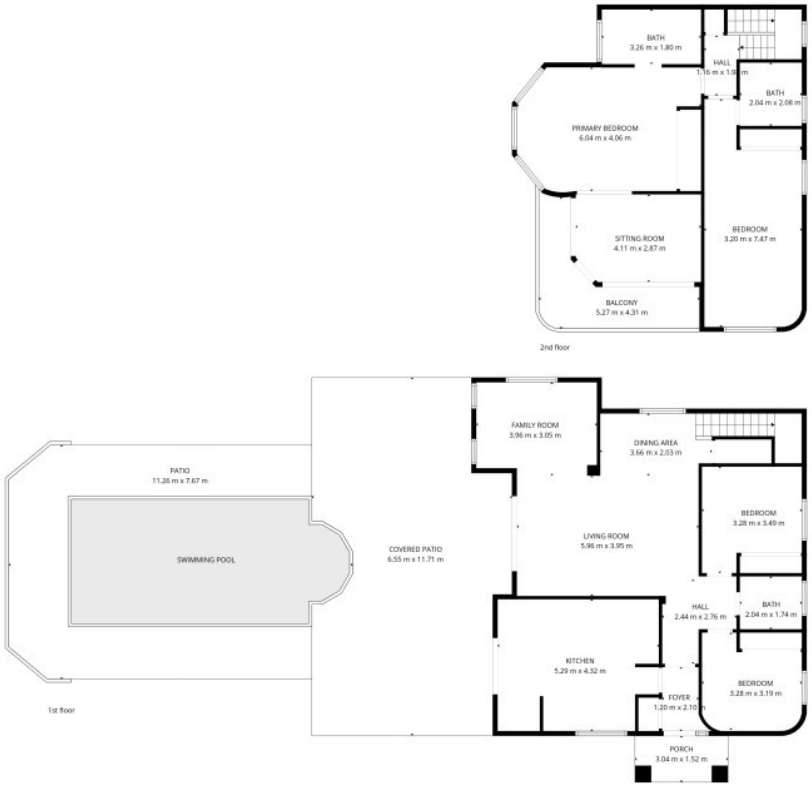


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