



**Sales - House - Marbesa**  
**2.450.000€**

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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

**Views**

- ✓ Sea
- ✓ Garden

**Security**

- ✓ Alarm System
- ✓ 24 Hour Security

**Condition**

- ✓ Excellent
- ✓ Recently Renovated

**Pool**

- ✓ Private

**Climate Control**

- ✓ Hot A/C
- ✓ Central Heating

**Features**

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

**Furniture**

- ✓ Fully Furnished

**Kitchen**

- ✓ Fully Fitted

**Parking**

- ✓ Garage























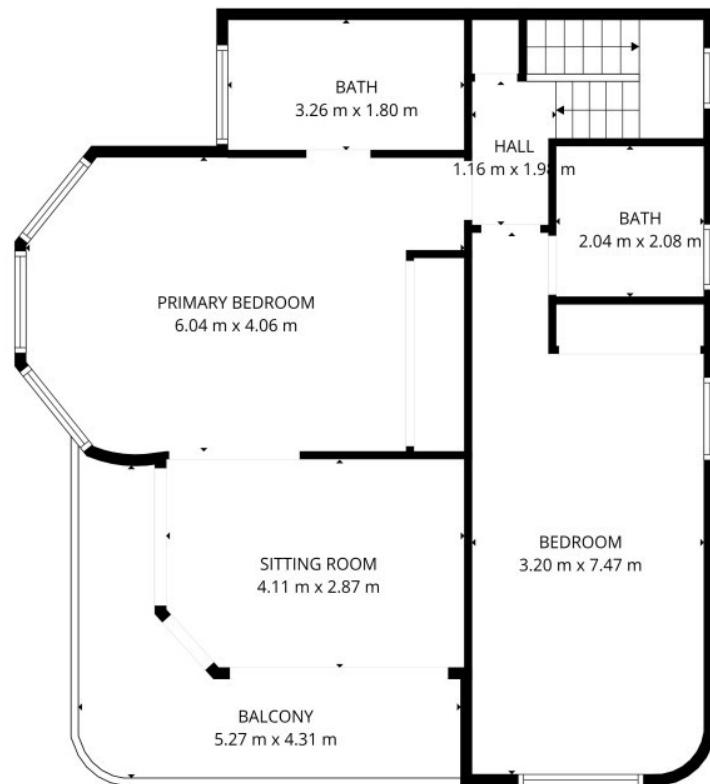
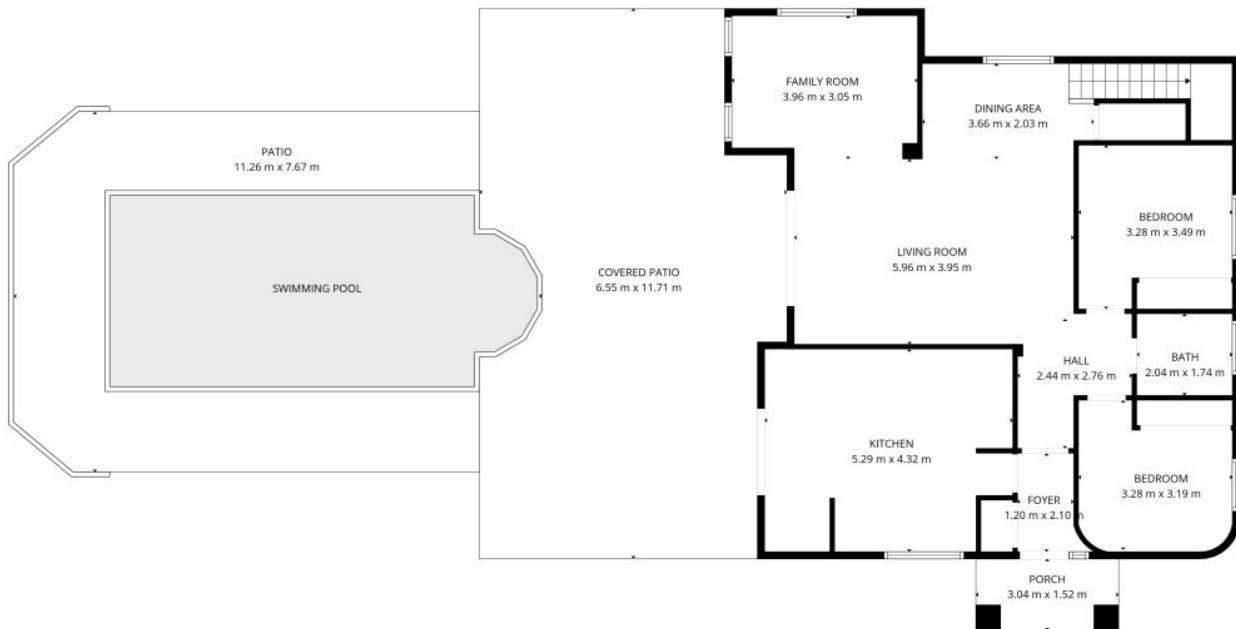


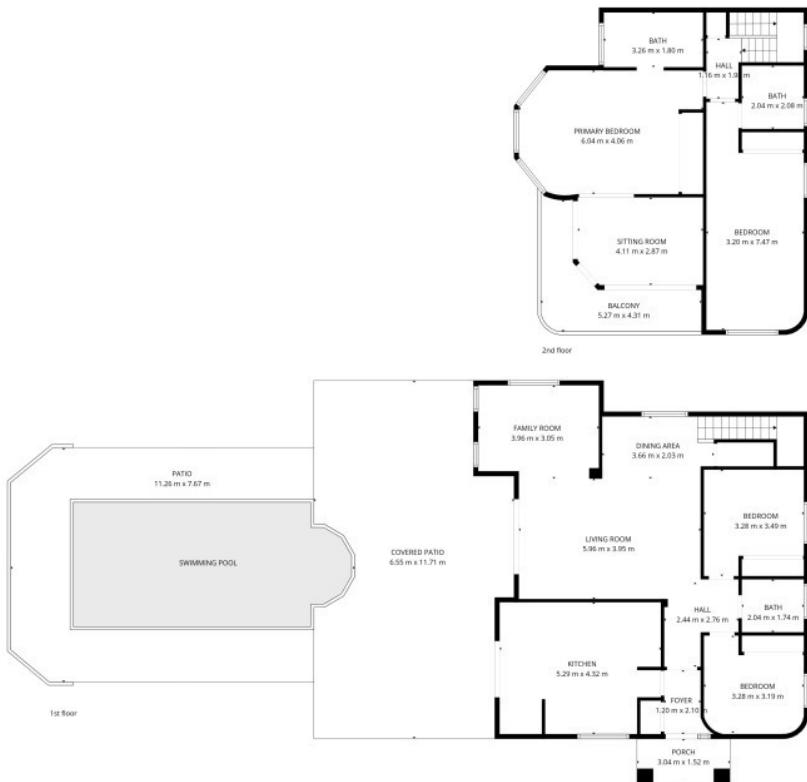












**TOTAL: 182 m<sup>2</sup>**

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.