Sales - House - Marbella

1.400.000€

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Ref.-ID: MIBGR5356747 **Marbella** **House**

IBI: 1,100 EUR / year **Rubbish: 125 EUR / year**

 **6**  **5**  **243 m2**  **619 m2**

Well-priced modern villa in a highly sought-after residential area Set in one of the most desirable locations in central Marbella, this modern Andalusian villa combines style, comfort and an unbeatable address. The Old Town is within easy walking distance, while Marbella Club, Puente Romano Beach Resort and Puerto Banus Marina are only minutes away, making this home equally attractive as a lifestyle purchase and as an investment. The property sits on a private 619 m2 plot and offers 243 m2 total built, including the main house, a fully independent guest annex, an outdoor bar with bathroom, storage areas and several terraces with open views. On the ground floor, a bright open-plan living space with an electric fireplace connects to a contemporary kitchen. This level also includes two generous bedrooms and one full bathroom. Upstairs, there are three further bedrooms and two bathrooms, all filled with natural light and enjoying lovely views of the sea, the mountains and Marbella skyline. A top terrace provides a superb chill-out area for relaxing outdoors. The lower level offers additional storage and direct access to a private driveway with parking for two cars. The independent 40 m2 annex adds excellent flexibility for guests, staff accommodation or long-term rental, increasing both privacy and value. Outside, the villa features a private swimming pool, a 21 m2 bar area with its own bathroom, and a 25 m2 terrace ideal for entertaining and making the most of the Mediterranean climate. A key advantage is that the property holds a tourist rental license and has a proven track record, generating approximately 40,000 each summer in holiday rental income. The villa also benefits from a solar water heater, supporting efficient day-to-day running costs. For added convenience, the bus service with direct access to Marbella airport is within walking distance. With quick motorway access and close proximity to the beach and all key amenities, this move-in ready villa is a standout opportunity in central Marbella. Private viewings are available by appointment. Marbella is known for one of the best climates in Europe, excellent infrastructure and a high standard of living, with an outstanding choice of golf courses, five-star hotels, shopping, dining and beaches. With year-round sunshine and strong international demand, it remains one of the most established destinations for both holidays and permanent living. The accommodation comprises as follows: Basement: 48.80 m2 Ground floor: 97.57 m2 First floor: 67.35 m2 Subtotal main house: 213.72 m2 Barbecue and bar area with pool shower room: 21.08 m2 Laundry and storage room: 7.95 m2 Total: 213.72 + 21.08 + 7.95 = 242.75 m2

Setting
- ✔ Suburban
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ East Facing
- ✔ South West Orientation

Condition
- ✔ Excellent Condition
- ✔ Recently Renovated
- ✔ Recently Refurbished

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ WiFi
- ✔ Guest Apartment
- ✔ Guest House
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Bar
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Near Mosque
- ✔ Staff Accommodation
- ✔ Near Church
- ✔ Basement

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden
- ✔ Landscaped Garden

Security
- ✔ Entry Phone

Parking
- ✔ Private Parking

Category
- ✔ Luxury
- ✔ Resale
- ✔ Contemporary





































































