

## Продажа - Дом - Marbella

**2.850.000€**



**Ref.-ID: MIBGR5249758**

**Marbella**

**Дом**

**ИБИ: 1,939 EUR / год**

**Мусор: 125 EUR / год**



**3**



**3**



**398 м<sup>2</sup>**



**553 м<sup>2</sup>**

Modern Villa in Marbella. This villa represents an excellent opportunity to enjoy modern luxury in one of Marbella's most sought-after central addresses. It offers a high level of comfortable living, and plenty of privacy, within walking distance to the beautiful old town, beaches, central market, banks, pharmacies, restaurants, shops, and all types of services, it offers the convenience of living in a quiet area of the city. The property sits on a 553 m<sup>2</sup> plot with 398 m<sup>2</sup> of built space and 197 m<sup>2</sup> of terraces. It features one bedroom on the ground floor, a guest toilet, and in the first 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 3rd bedroom with a fully equipped bathroom, and it is also possible 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, a large 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.

**Расположение**

- ✓ Город
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Близко к школам

**ОРИЕНТАЦИЯ**

- ✓ Юг

**Состояние**

- ✓ Отличное

**бассейн**

- ✓ Приватный

**Климат-контроль**

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха
- ✓ Центральное отопление
- ✓ Полы с подогревом

**вид**

- ✓ Море
- ✓ Горы
- ✓ Панорамный
- ✓ Город

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Солярий
- ✓ Тренажерный зал
- ✓ Игровая комната
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Деревянные полы
- ✓ Двойные стеклопакеты
- ✓ Подвал
- ✓ Оптическое волокно

**Мебель**

- ✓ Без мебели

**Кухня**

- ✓ Полностью оборудованная

**Сад**

- ✓ Приватный

**меры безопасности**

- ✓ Домофон
- ✓ Сигнализация

**Парковка**

- ✓ Приватная

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода
- ✓ Солнечный нагрев воды

**Категория**

- ✓ Описанная за долги недвижимость
- ✓ Дома для отдыха
- ✓ Инвестиции
- ✓ Современного