

## Продажа - Дом - Marbesa

# 2.450.000€

Marbesa

Дом

Коммунальные: 948 EUR / год

ИБИ: 1,912 EUR / год

Мусор: 280 EUR / год



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.

### Расположение

- ✓ На побережье
- ✓ Рядом с магазинами
- ✓ Рядом с морем

### ВИД

- ✓ Море
- ✓ Сад

### меры безопасности

- ✓ Сигнализация
- ✓ Охрана 24 часа

### Состояние

- ✓ Отличное
- ✓ Недавно отремонтированная

### Особенности

- ✓ Встроенные шкафы
- ✓ Апартаменты для гостей
- ✓ Мраморные полы

### Парковка

- ✓ Гараж

### бассейн

- ✓ Приватный

### Мебель

- ✓ Полностью меблированный

### Климат-контроль

- ✓ Кондиционер холодного воздуха
- ✓ Центральное отопление

### Кухня

- ✓ Полностью оборудованная

























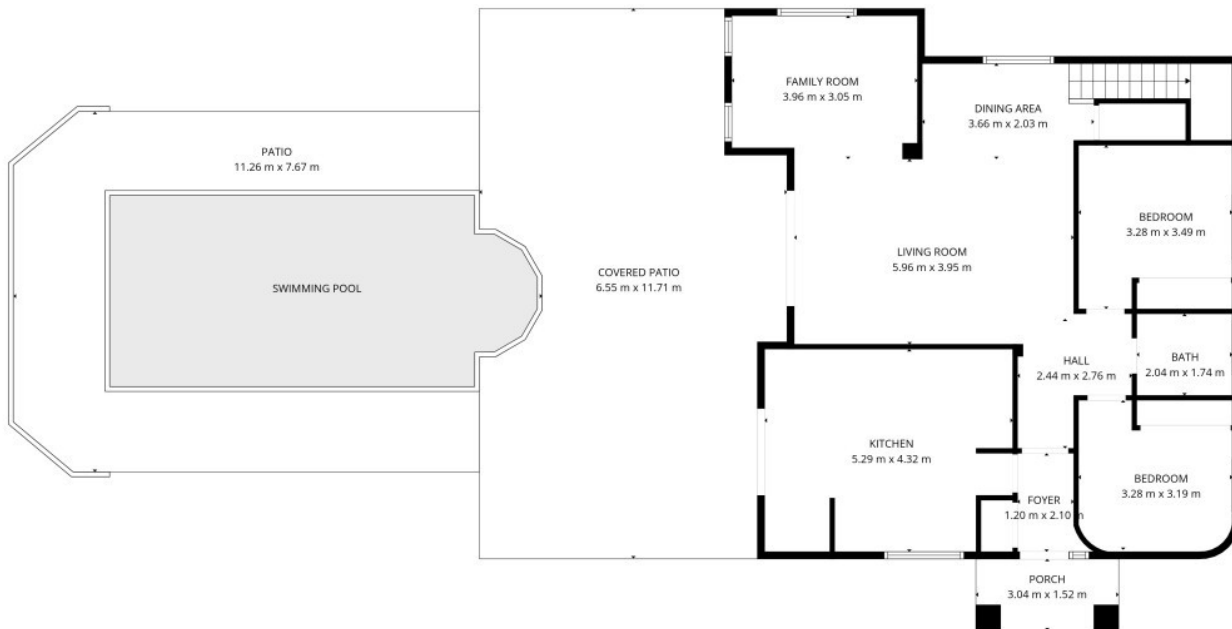






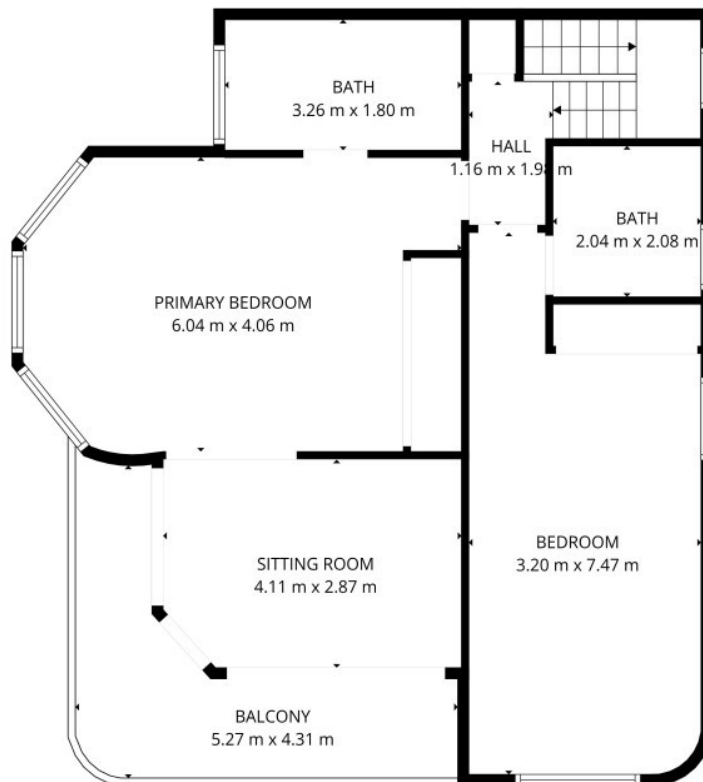






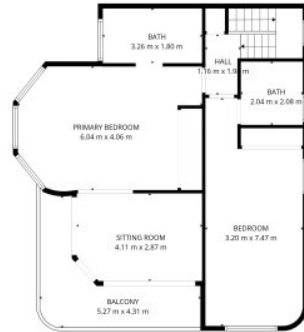
**TOTAL: 182 m<sup>2</sup>**  
 1st floor: 106 m<sup>2</sup>, 2nd floor: 76 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 5 m<sup>2</sup>, COVERED PATIO: 67 m<sup>2</sup>, PATIO: 43 m<sup>2</sup>,  
 BALCONY: 11 m<sup>2</sup>, WALLS: 12 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

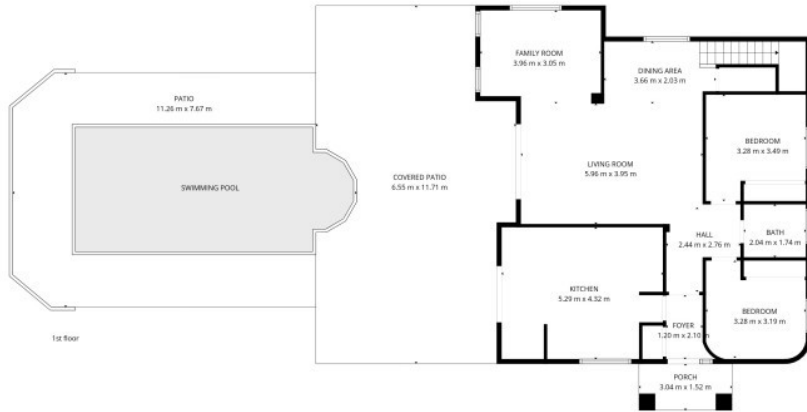


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2nd floor



1st floor

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