

Ref.-ID: MIBGR5347978

Marbesa

Дом

Коммунальные: 564 EUR / год

ИБИ: 1,832 EUR / год



6



5



431 m2



400 m2

Discover a charming villa in one of Marbella's most sought-after areas, just a short walk from the sea and next to the protected natural setting of the Artola Dunes. A privileged location that perfectly combines tranquillity, nature, and close proximity to all amenities. This detached property sits on a generous 900 m<sup>2</sup> plot, offering a private environment designed to fully enjoy both indoor and outdoor living. Its two-level layout provides a comfortable and versatile distribution, ideal for families as well as for hosting guests. The house features six spacious double bedrooms and four full bathrooms, two of them en suite. On the main floor, you will find a welcoming entrance hall, three bedrooms, two bathrooms, a bright and spacious living-dining area with direct access to a lovely covered porch—perfect for relaxing all year round—and a fully equipped independent kitchen with a pantry and additional storage space. The outdoor area is undoubtedly one of the property's highlights: a private swimming pool, a mature garden, and a fantastic covered barbecue area with its own restroom, ideal for gatherings, celebrations, or simply enjoying the Mediterranean lifestyle. The lower level, with independent access, offers a second living area and three additional bedrooms distributed around two full bathrooms. This floor provides multiple possibilities, such as a guest area, a private family space, or accommodation for staff. The property also includes private vehicle access and a closed garage with space for two cars. A unique opportunity to live or invest in one of Marbella's most exclusive areas, surrounded by nature and just moments from the beach. For further information or to arrange a private viewing, please do not hesitate to contact us. Note: In compliance with Andalusian Decree 218/2005, of October 11th, clients are informed that purchase-related costs (ITP, notary, registry, agency fees, etc.) are not included in the advertised price.

**Расположение**

- ✓ На побережье
- ✓ Рядом с морем

**Климат-контроль**

- ✓ Кондиционер

**Кухня**

- ✓ Полностью оборудованная

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода

**ОРИЕНТАЦИЯ**

- ✓ Юго-восток

**ВИД**

- ✓ Море

**Сад**

- ✓ Приватный

**Категория**

- ✓ Первая линия пляжа
- ✓ Инвестиции

**Состояние**

- ✓ Хорошее

**Особенности**

- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Барбекю

**меры безопасности**

- ✓ Сигнализация

**бассейн**

- ✓ Приватный

**Мебель**

- ✓ Без мебели

**Парковка**

- ✓ Гараж
- ✓ С навесом
- ✓ Более чем один
- ✓ Приватная























