



**Продажа - Дом - Marbella**  
**975.000€**

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**Ref.-ID: MIBGR5408806****Marbella****Дом****Коммунальные: 1,320 EUR / год****ИБИ: 889 EUR / год****Мусор: 185 EUR / год****4****4****195 m2****800 m2**

This contemporary villa offers a comfortable and well-planned home in a convenient coastal location, close to everyday services, golf and approximately 1.5 km from the beach. Malaga airport is only 35 minutes away. Set across two levels, the property has been designed for easy living, combining bright interiors with generous private outdoor areas, including a large garden, several terraces and a swimming pool. The main floor features an open-plan living and dining area with a modern kitchen and direct access to the terrace and garden, creating a natural connection between the indoor and outdoor spaces. With 4 bedrooms and 4 bathrooms, the layout works well for family living, visiting guests or buyers who need flexible space for working from home. The lower level adds further practicality, with guest accommodation, an office area, laundry room and storage space. Outside, the south-facing garden, private pool, barbecue area and terraces make the home ideal for enjoying Marbella's climate throughout the year. The large garden also offers excellent potential for landscaping and personalisation, whether creating a chill-out area, children's play space, Mediterranean planting or additional outdoor dining zones, giving the next owner the opportunity to add their own stamp. The property also includes open parking for two cars, although it does not have a closed garage. Located in Las Chapas / La Reserva de Marbella, this ready-to-enjoy villa sits within an established residential area of Marbella East, offering a strong balance of comfort, outdoor living and everyday convenience.

**Расположение**

- ✓ Рядом с гольф-полем
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Близко к школам

**Климат-контроль**

- ✓ Кондиционер
- ✓ Камин

**Кухня**

- ✓ Частично оборудованная
- ✓ Кухня-зал

**Категория**

- ✓ Элитная

**ОРИЕНТАЦИЯ**

- ✓ Юг

**ВИД**

- ✓ Сад
- ✓ Бассейн

**Сад**

- ✓ Приватный

**Состояние**

- ✓ Отличное

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Спутниковое телевидение
- ✓ Игровая комната
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Барбекю
- ✓ Двойные стеклопакеты
- ✓ Подвал

**меры безопасности**

- ✓ Электрические жалюзи
- ✓ Домофон
- ✓ Сигнализация

**бассейн**

- ✓ Приватный

**Мебель**

- ✓ По желанию

**Парковка**

- ✓ С навесом
- ✓ Более чем один



































