



## Detached Villa for sale in Costabella, Marbella

**1,195,000 €**

Reference: R5080297   Bedrooms: 4   Bathrooms: 4   Plot Size: 669m<sup>2</sup>   Build Size: 262m<sup>2</sup>   Terrace: 45m<sup>2</sup>





## Costa del Sol, Costabella

Discover this exceptional 4-bedroom, 3-bathroom villa in one of Marbella East's most desirable areas – Costabella, just steps from the beach and minutes from Marbella's vibrant centre. Offering modern comfort, a spacious layout, and significant potential for value increase, this property stands out for its prime location and the opportunity to add a private swimming pool thanks to recent infrastructure upgrades in the area. Location – Costabella, Marbella Short walk to golden sandy beaches and famous beachfront restaurants. 10 minutes by car to Marbella Town Centre and 15 minutes to Puerto Banús. 40 minutes to Málaga International Airport. Supermarkets, schools, and all essential services nearby. Costabella offers a relaxed, family-friendly atmosphere with quick access to luxury beach clubs, golf courses, and the cultural and gastronomic experiences Marbella is known for. Property Overview the villa is distributed over two levels, combining elegance, comfort, and functionality. Main Floor: Bright and spacious living-dining area opening onto a covered terrace with sea views. Fully equipped modern open-plan kitchen with quality appliances. Master bedroom with en-suite bathroom (bath & shower) and terrace access. Guest WC. Lower Floor: Two generous bedrooms with en-suite bathrooms. Additional double bedroom. Direct access to the garden. Extra Space – Expansion Potential: In addition to the finished living areas, the property includes a large unfinished space ("en bruto") on the lower level. This area offers multiple possibilities: create a guest apartment, home cinema, gym, wine cellar, workshop, or extra storage. This flexibility makes the property ideal for buyers seeking to adapt the home to their specific lifestyle or investment plans. Key Features Independent air conditioning in all rooms. Blackout blinds for restful sleep. High-speed internet connection available. Covered terrace for outdoor dining. Private garden with sun loungers, BBQ, and outdoor shower. Investment Potential Located in an area with new water and drainage systems, enabling the application for a private swimming pool licence. Unfinished lower-level space offers substantial scope for added living area and increased resale value. High rental demand area for both holiday and long-term lets. Price & Viewings For the full property dossier, price details, and to arrange a private viewing, please contact us.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Barbeque

### Views

Sea  
Mountain  
Panoramic  
Garden  
Street

### Furniture

Fully Furnished

### Security

Alarm System  
Electric Blinds

### Energy Rating

E

### Orientation

South

### Setting

Beachside  
Close To Golf  
Close To Sea  
Close To Shops  
Close To Schools  
Beachfront

### Kitchen

Partially Fitted  
Kitchen-Lounge

### Parking

Private

### CO2 Emission Rating

E

### Climate Control

Air Conditioning  
U/F Heating

### Condition

Good  
Renovation Required

### Garden

Private

### Category

Beachfront