



## Vrijstaande Villa te koop in Marbesa, Marbella

1.600.000 €

Referentie: R5129818 Slaapkamers: 4 Badkamers: 3 Plotgrootte: 630m<sup>2</sup> Perceelgrootte: 295m<sup>2</sup>







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## Costa del Sol, Marbesa

This fully renovated villa is located in the sought-after residential area of Marbesa, Marbella East. Offering both privacy and convenience, the property is just minutes away from the beach, Marbella town, international schools, golf courses, restaurants, and shops. The villa is set on a private plot of approximately 637 square meters, with a total built area of 295 square meters distributed over two levels. With a south-facing orientation, the home enjoys abundant natural light throughout the day and offers open views to the sea, mountains, garden, and pool. Inside, the property features four spacious bedrooms and three modern bathrooms. The main living area is bright and open-plan, seamlessly connecting the lounge, dining area, and a fully equipped contemporary kitchen. High-quality finishes include porcelain and stone flooring, fitted wardrobes, and a combination of central heating and air conditioning. The property is sold fully furnished, in excellent condition, and with optional furniture upgrades available. The outdoor spaces are designed for relaxation and entertaining. The villa includes a private swimming pool, landscaped garden, rooftop solarium, several sun-drenched terraces, and a covered dining area with a built-in barbecue. The home also benefits from a private garage, gated access, and a modern security system. Located in a quiet, established neighborhood with easy access to public transport and major roads, this home offers a perfect combination of location, comfort, and style. It is ideal as a primary residence, a second home, or a high-yield rental investment. Annual property tax (IBI) is approximately 1,447 euros per year. Waste collection tax is 139 euros per year. There are no community fees.



## Kenmerken:

### Extra's

Overdekt terras  
Nabij vervoer  
Privé Terras  
Berging  
Inbouwkasten  
Zonnebank  
WiFi

Bijkeuken  
Barbecue

### Uitzicht

Zeezicht  
Weids  
Garden Views  
Pool Bekeken  
Zwembad  
private Pool

### Tuin

private Garden

### Voorzieningen

Drinkwater  
Telefoon

### Zonorientatie

zuiden

### Ligging

Dicht bij strand  
Dichtbij zee  
Dicht bij winkels  
Dichtbij scholen

### Meubilering

Volledig gemeubileerd  
optioneel Furniture

### Beveiliging

Alarmsysteem

### Klimaatbeheersing

Airconditioning  
Open haard  
Centrale verwarming

### Huidige Staat

Uitstekende conditie  
Onlangs gerenoveerd

### Keuken

Gedeeltelijk ingerichte keuken  
Kitchen-Lounge

### Parkeergelegenheid

private Parking