

**Sales - House - Marbella**  
**1.400.000€**



**Ref.-ID: R4276150**

**Marbella**

**House**

**IBI: 893 EUR / year**

**Rubbish: 184 EUR / year**



**6**



**5**



**493 m2**



**584 m2**

LOCATION !!!! Fantastic villa with tropical gardens and private pool in Marbella center. The house is located in the urban center and enjoys all the services on foot, municipal markets, restaurants, sports complexes, bus stop, etc. The property is divided into 3 floors, gardens with fruit trees, swimming pool and 1 apartment with the possibility of making it bigger. The 1st floor consists of a large living room with fireplace, 1 spacious kitchen with brand appliances, 2 bathrooms, 2 bedrooms and 1 small living room. From the kitchen there is access to a large and bright terrace with views of the garden and private pool. The 2nd floor is very spacious and consists of 3 large bedrooms with fitted wardrobes and 2 bathrooms. From the same floor you can access a very sunny terrace with capacity for outdoor furniture. The basement floor consists of 1 large apartment with open kitchen, 2 bathrooms and 1 gym room. The garden is very spacious and we can enjoy a barbecue with friends or pleasant summer evenings. The old town of Marbella and the well-named Plaza de los Naranjos with all its flowery streets and squares are only 5 minutes away on foot. It is a great investment due to its excellent location, do not wait and make your reservation with us, it will not last long on the market.

<p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Town</li> <li>✓ Commercial Area</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Schools</li> <li>✓ Urbanisation</li> </ul> <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Gym</li> <li>✓ Guest Apartment</li> <li>✓ Storage Room</li> <li>✓ Utility Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Marble Flooring</li> <li>✓ Jacuzzi</li> <li>✓ Barbeque</li> <li>✓ Double Glazing</li> <li>✓ Staff Accommodation</li> <li>✓ Near Church</li> <li>✓ Basement</li> </ul> <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Bargain</li> <li>✓ Distressed</li> <li>✓ Investment</li> </ul>	<p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South East</li> </ul> <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Optional</li> </ul>	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Good</li> </ul> <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>	<p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Private</li> </ul> <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Private</li> </ul>	<p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Fireplace</li> <li>✓ U/F/H Bathrooms</li> </ul> <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Electric Blinds</li> <li>✓ Entry Phone</li> <li>✓ Alarm System</li> </ul>	<p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Mountain</li> <li>✓ Garden</li> <li>✓ Urban</li> <li>✓ Street</li> </ul> <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Covered</li> <li>✓ More Than One</li> <li>✓ Private</li> </ul>
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