

# Sales - House - Marbella

## 1.400.000€



**Ref.-ID: R4883155**

**Marbella**

**House**

**IBI: 2,500 EUR / year**



**4**



**2**



**256 m2**



**2115 m2**

Imagine a charming villa located in the heart of Marbella, where comfort and style combine seamlessly. This spacious home has 4 spacious and cozy bedrooms, 2 full bathrooms and 1 toilet, ideal for families or to receive friends. With a constructed area of 256 m<sup>2</sup>, every corner is designed to offer a warm and welcoming atmosphere. The villa sits on a wonderful plot of more than 2000 m<sup>2</sup>, giving you ample outdoor space to enjoy the sun, host barbecues or simply relax in a natural environment. You can imagine a beautiful garden, perhaps with a pool where you can cool off on hot days. The location in the centre of Marbella allows you to enjoy the proximity to shops, restaurants and the vibrant city life, while the villa offers you a peaceful retreat. Without a doubt, it is a perfect place to enjoy life on the Costa del Sol. The Abbreviated Information Document is at your disposal. Expenses: Taxes (ITP or VAT+AJD) + notary and registration expenses. ARF

**Climate Control**

✓ Central Heating

**Features**

✓ Wood Flooring

**Furniture**

✓ Not Furnished