

**Sales - House - Marbella**  
**2.350.000€**

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**Ref.-ID: R3940051**

**Marbella**

**House**

**IBI: 2,900 EUR / year**

**Rubbish: 90 EUR / year**



**5**



**5.5**



**537 m2**



**1482 m2**

Magnificent Mediterranean style villa in the Xarblanca Urbanization of Marbella. A fully consolidated residential area with services such as supermarkets, restaurants, schools, pharmacy, etc., 5 minutes from the center of Marbella. The villa is built on a 1482 meter plot and consists of 2 floors and a basement. On the main floor it has an entrance hall, toilet, large kitchen, a living room and a spacious lounge. All rooms have access to the large covered porch and the garden. On the first floor we find 4 bedrooms, 2 of them with bathroom en suite and a full bathroom, and terraces with sea views. The basement has a spacious living room, a service bedroom, a bathroom, a toilet, a machine room, an ironing room and a cellar. The large garden has a 10-meter pool and a paddle tennis court. The covered parking has capacity for 2 cars. In short, a fantastic villa built to a high standard, marble floors, underfloor heating and all the necessary amenities.

**Setting**

- ✓ Town
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Games Room
- ✓ Paddle Tennis
- ✓ Tennis Court
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Barbeque
- ✓ Basement
- ✓ Fiber Optic

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

**Orientation**

- ✓ South

**Furniture**

- ✓ Not Furnished

**Category**

- ✓ Resale

**Condition**

- ✓ Good

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Private

**Garden**

- ✓ Private

**Climate Control**

- ✓ Air Conditioning
- ✓ Central Heating
- ✓ Fireplace

**Security**

- ✓ Entry Phone
- ✓ Alarm System

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic
- ✓ Garden
- ✓ Pool
- ✓ Urban

**Parking**

- ✓ Covered
- ✓ Private