

**Sales - House - Marbesa**  
**2.150.000€**

**www.arbatstates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatstates.com**



**Ref.-ID: R4622071**

**Marbesa**

**House**

**Community: 960 EUR / year**

**IBI: 3,100 EUR / year**

**Rubbish: 150 EUR / year**



**6**



**5**



**584 m2**



**888 m2**

Luxury family villa in MARBESA, one of the most exclusive areas of Marbella. A desirable large open-plan villa on a flat south-west facing plot with mature landscaped gardens and large heated pool, and with wonderful panoramic sea views, only a few minutes walk to the beach, and close to Elviria and pretty Cabopino port. Property can generate significant 13% ROI per year, equating to €254.000 a year income with the option to run as Villa Holiday Rental or Luxury B&B, accommodating up to 14 people. The property is currently run by the Owners as a highly successful luxury Bed & Breakfast business, but equally used as a family home.

<b>Setting</b> <input checked="" type="checkbox"/> Beachside <input checked="" type="checkbox"/> Close To Sea	<b>Orientation</b> <input checked="" type="checkbox"/> South West	<b>Condition</b> <input checked="" type="checkbox"/> Excellent	<b>Pool</b> <input checked="" type="checkbox"/> Private <input checked="" type="checkbox"/> Heated	<b>Climate Control</b> <input checked="" type="checkbox"/> Air Conditioning <input checked="" type="checkbox"/> Fireplace <input checked="" type="checkbox"/> U/F Heating	<b>Views</b> <input checked="" type="checkbox"/> Sea <input checked="" type="checkbox"/> Panoramic <input checked="" type="checkbox"/> Garden <input checked="" type="checkbox"/> Pool
<b>Features</b> <input checked="" type="checkbox"/> Covered Terrace <input checked="" type="checkbox"/> Fitted Wardrobes <input checked="" type="checkbox"/> Private Terrace <input checked="" type="checkbox"/> Satellite TV <input checked="" type="checkbox"/> WiFi <input checked="" type="checkbox"/> Sauna <input checked="" type="checkbox"/> Guest Apartment <input checked="" type="checkbox"/> Storage Room <input checked="" type="checkbox"/> Utility Room <input checked="" type="checkbox"/> Ensuite Bathroom <input checked="" type="checkbox"/> Marble Flooring <input checked="" type="checkbox"/> Jacuzzi <input checked="" type="checkbox"/> Double Glazing <input checked="" type="checkbox"/> Basement <input checked="" type="checkbox"/> Fiber Optic	<b>Furniture</b> <input checked="" type="checkbox"/> Optional	<b>Kitchen</b> <input checked="" type="checkbox"/> Fully Fitted	<b>Garden</b> <input checked="" type="checkbox"/> Private <input checked="" type="checkbox"/> Landscaped <input checked="" type="checkbox"/> Easy Maintenance	<b>Security</b> <input checked="" type="checkbox"/> Electric Blinds <input checked="" type="checkbox"/> Entry Phone <input checked="" type="checkbox"/> Alarm System <input checked="" type="checkbox"/> 24 Hour Security <input checked="" type="checkbox"/> Safe	<b>Parking</b> <input checked="" type="checkbox"/> Garage <input checked="" type="checkbox"/> Covered <input checked="" type="checkbox"/> More Than One <input checked="" type="checkbox"/> Private
<b>Utilities</b> <input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Drinkable Water <input checked="" type="checkbox"/> Gas	<b>Category</b> <input checked="" type="checkbox"/> Luxury				