

**Sales - House - Marbella**  
**849.000€**

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



**Ref.-ID: R4729150**

**Marbella**

**House**

**IBI: 1,397 EUR / year**

**Rubbish: 62 EUR / year**



**5**



**4**



**260 m2**



**638 m2**

Detached villa located in a quiet area of Marbella within the urban area but close to the center and with all kinds of services around it. A GREAT OPPORTUNITY THAT YOU CAN NOT MISS!! The house is distributed over 3 floors (plus the basement) and has 260 m2 built on a beautiful plot of more than 600 m2 with pool and gardens. It has 5 spacious and bright bedrooms and 4 bathrooms with windows. The distribution is as follows: Main floor: entrance hall, large living room with fireplace, two bedrooms, a bathroom, a large kitchen, pantry, a toilet, several porches and a magnificent terrace with access to the garden, the pool area and the orchard. On the ground floor we have another large living room for daily use, another fully equipped kitchen and furnished with a large professional cold room, cellar area and a large bathroom, as well as the magnificent pool area which is also accessed from this level and where to organize unforgettable barbecues with friends. On the upper floor we will find three large bedrooms with two bathrooms one of them en suite with a large whirlpool bath and several terraces with unobstructed and very pleasant views of the pool area and the garden. It has two parking spaces, solar panels for water, cistern, pre-installation of piped music, fitted wardrobes, 1st occupancy license... It is very well connected and thanks to its fantastic South orientation it is very sunny and bright and only a few minutes drive from the wonderful Marbella beaches. Do not think twice and come to know this wonder of property!!

**Setting**

- ✓ Town
- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

**Features**

- ✓ Near Transport
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Marble Flooring
- ✓ Barbeque

**Orientation**

- ✓ South

**Furniture**

- ✓ Not Furnished

**Condition**

- ✓ Good

**Parking**

- ✓ Garage
- ✓ Private

**Pool**

- ✓ Private

**Category**

- ✓ Beachfront
- ✓ Golf
- ✓ Resale

**Climate Control**

- ✓ Cold A/C
- ✓ Fireplace

**Views**

- ✓ Sea
- ✓ Beach