

**Sales - House - Marbella**  
**595.000€**

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**Ref.-ID: R4778926**

**Marbella**

**House**

**Community: 2,304 EUR / year**

**IBI: 952 EUR / year**



**4**



**3**



**222 m2**



**208 m2**

We present this beautiful detached villa in Nueva Andalucía, Marbella, located in the exclusive gated community of Condes de Iza, which has two swimming pools and spacious communal areas. The house, south facing, has a total built area of 208 m<sup>2</sup> distributed over three levels, including solarium and garage. At the front of the house, there is a small private garden completely fenced, surrounded by well-kept palm trees and cypresses. Upon entering the house, we find ourselves on the main floor, which has a spacious, comfortable and bright living room with fireplace. From here, there is access to a practical terrace through a window with sliding doors, which connects to the pool area. Also on this floor is the dining room, very sunny thanks to two windows, and the kitchen, whose window overlooks the swimming pool, allowing you to control what is going on in it. At the end of the kitchen, there is a large storage area behind a door. On the next floor, a landing separates the three bedrooms, all of them very well distributed and with built-in wardrobes. The master bedroom has an en suite bathroom, while the other two bedrooms share an additional bathroom. The master bedroom is very generously sized and receives plenty of light through the balcony. The en-suite bathroom has a walk-in shower, a double washbasin and a Jacuzzi bathtub illuminated by a large window. On the roof terrace, we find a beautiful solarium with 360° open views and an office equipped with everything necessary to work comfortably. All the rooms have centralised air conditioning and thermal break windows. On the lower floor is the fourth bedroom, which has a complete bathroom. Opposite the bedroom is the access door to the garage, currently used as a storage room due to the availability of sufficient parking spaces in the urbanisation or on the access ramp itself. Between these two rooms is the laundry room. Going up to the main entrance, there is a guest toilet. At the back of the house, facing south from the living room, there is access to a terrace where a wooden pergola provides pleasant shade in summer. There is enough space to organise a barbecue, enjoy with family and friends, sunbathe or take a dip in the private swimming pool. Various fruit trees surround the terrace, including bananas, papayas, lemons, mangoes, plums, oranges and pears. Don't hesitate to contact us and come and visit this wonderful property. HP1 You have at your disposal the Abbreviated Informative Document. Costs: Taxes (ITP or IVA+AJD) + notary and registry fees.

**Orientation**

✓ South

**Condition**

✓ Good

**Pool**

✓ Communal

**Climate Control**

✓ Fireplace

**Features**

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Solarium
- ✓ Wood Flooring
- ✓ Barbeque
- ✓ Basement

**Furniture**

✓ Part Furnished

**Kitchen**

✓ Fully Fitted