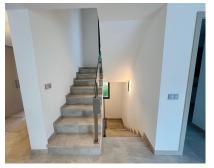


Sales - House - Marbella 2.350.000€ www.arbatestates.com +34 606 84 36 45 +34 602 51 80 97 info@arbatestates.com











Ref.-ID: R4836889



Marbella





House

Detached Villa, Marbella, Costa del Sol. 5 Bedrooms, 6 Bathrooms, Built 339 m², Setting : Town, Commercial Area, Beachside, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Marina. Orientation : North. Condition : Excellent, New Construction. Pool : Private. Climate Control : Air Conditioning, Hot A/C, Cold A/C. Views : Sea, Mountain, Pool, Courtyard, Urban, Street. Features : Covered Terrace, Private Terrace, Gym, Storage Room, Utility Room, Ensuite Bathroom, Marble Flooring, Bar, Restaurant On Site. Furniture : Fully Furnished. Kitchen : Fully Fitted. Garden : Private. Security : Entry Phone. Parking : Garage, Covered, Private. Utilities : Electricity, Telephone. Category : Holiday Homes, Luxury. Beautiful 5-bedroom renovated modern villa in a quiet residential area of Marbella, within walking distance to everything. Key Features: Prime Location: Just a 10-minute walk to the historic old town and a 12-minute walk to the beach. Convenience: Hundreds of restaurants and shopping options within walking distance, and a short drive to La Canada shopping mall and Puerto Banus. Spacious: 339 m2 built area in total including larger useful basement Bedrooms: 5 bedrooms (4 finished, with the 5th bedroom in the basement currently being refurbished at the seller's expense). All bedrooms have electric blinds Ample Bathrooms: 6 toilets (5 of them are full bathrooms). Luxury Amenities: Outdoor heated pool and new jacuzzi. Parking: Partly covered private parking. Energy Efficiency: Solar panels on the roof reducing electricity costs. Climate Control: Full air conditioning on the ground and first floors, with air conditioning being implemented in the basement (covered by the seller). Modern Living Spaces: Ground floor features a large kitchen and living room with open windows to the terrace and pool, a toilet, and one bedroom/office with an ensuite bathroom. Private Retreats: First floor has 3 bedrooms, each with its own ensuite bathroom and terrace as well as electric blinds in all rooms for quiet nights Versatile Basement: Large basement with multiple rooms, including the 5th bedroom, gym, laundry room, bathroom, storage room, open outdoor patio, and a big living room/game room area. Lush green areas: Garden area in front with various green features such as olive tree, lemon and lime trees and green back. Backyard with pool, terrace and lots of green features including a banana tree, Automatic sprinkler system in garden. Fully Furnished: New modern furniture inside and outside. Potential for Expansion: Potential for a smaller patio on roof (Discussion with architect ongoing). Investment Opportunity: Ideal as a residence in Marbella or for rental throughout the year due to its proximity to Marbella old town, beach and many restaurants (Rental license in place) Security: Security cameras in place, with the option to continue with the existing security company. Recreation: Near a larger tennis and padel club and parks. Accessibility: Close to the AP-7 highway for easy access to all of Costa Del Sol, with Malaga airport only a 35-minute drive away. Plenty of storage space: Built-in wardrobes in all bedrooms and a storage room in the basement. Schools: Schools in walking distance with English speaking Montessori school within 3 minutes walk Views: View to La Concha mountain

Setting Town Commercial Area Beachside Close To Port Close To Shops Close To Sea Close To Town Close To Town Close To Schools Close To Marina	Orientation North	Condition Excellent New Construction	Pool Private	Climate Control Air Conditioning Hot A/C Cold A/C	Views Sea Mountain Pool Courtyard Urban Street
Features Covered Terrace Private Terrace Gym Storage Room Utility Room Ensuite Bathroom Marble Flooring Bar Restaurant On Site	Furniture Fully Furnished	Kitchen Fully Fitted	Garden Yrivate	Security Entry Phone	Parking Garage Covered Private
Utilities Electricity Telephone	Category Holiday Homes Luxury				