

**Sales - House - Marbella**  
**1.600.000€**

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**Ref.-ID: R4854436**

**Marbella**

**House**

**Community: 10,872 EUR / year**

**IBI: 1,305 EUR / year**



**4**



**2**



**200 m2**



**1000 m2**

This chalet of about 150 m<sup>2</sup>, located in El Rosario with a south orientation, is situated on a 1,000 m<sup>2</sup> plot, just 10 minutes from Marbella and close to the beach, and a little over half an hour from the airport. The construction is practical and functional, featuring large windows that illuminate the interior spaces, near golf courses and a tennis club. The garden offers a tranquil and natural environment. The terrace is a great place to enjoy outdoor meals. Inside, the chalet has a living room with a fireplace and access to the terrace, along with a fully equipped kitchen. The 4 bedrooms are spacious and bright, with 2 full bathrooms and 1 toilet. There is another living room with a kitchen, pantry, and laundry room, providing plenty of usable space. Moreover, we have parking for up to 4 cars and the possibility of expansion, making it a versatile and comfortable place to enjoy daily life. The abbreviated information document is available. Costs: Taxes (ITP or VAT + AJD) + Notarial and registration fees. ARF

**Climate Control**

✓ Fireplace

**Features**

✓ Wood Flooring

**Furniture**

✓ Not Furnished