

Продажа - Дом - Marbella  
**549.000€**

[www.arbatstates.com](http://www.arbatstates.com)  
 +34 606 84 36 45  
 +34 602 51 80 97  
[info@arbatstates.com](mailto:info@arbatstates.com)



Ref.-ID: R4778926

Marbella

Дом

Коммунальные: 2,304 EUR / год

ИБИ: 952 EUR / год



4



3



222 m2



208 m2

Welcome to a gem in the heart of Marbella: a dreamlike detached house located in the prestigious gated community of Condes de Iza, in the vibrant area of Nueva Andalucía. This private oasis offers two stunning pools and spacious communal areas, creating an exclusive environment that combines tranquility and luxury. With a total of 208 m<sup>2</sup> spread over three levels, this south-facing property has been designed for those seeking a home that invites you to enjoy every moment. As you cross the threshold, you are greeted by a cozy, light-filled living room with a fireplace that promises moments of serenity and warmth. From here, you access a private terrace connected to the pool area through elegant sliding doors—the perfect setting to enjoy Marbella's climate and beauty. The main floor also features a sunny dining area and a kitchen with views of the pool, ideal for keeping an eye on the little ones as they play. The upper floor houses three perfectly distributed bedrooms with fitted wardrobes; the master bedroom includes an en-suite bathroom with a balcony and a jacuzzi bathtub with views. On the rooftop, a solarium with 360° views offers a perfect retreat, along with a fully equipped office for working from home. On the lower floor, an additional bedroom and full bathroom provide flexibility and privacy, while the garage and laundry room complete this property's amenities. The private garden, surrounded by palm trees and cypress, and the terrace with a pergola framed by fruit trees—bananas, papayas, lemons, and more—offer the ideal space for gatherings, barbecues, and unforgettable moments with family and friends. Come and discover this place, a home that promises not only to fulfill but to exceed your dreams. GP1 The Abbreviated Information Document is at your disposal. Costs: Taxes (ITP or VAT+AJD) + notary and registry fees. GP1.

**ОРИЕНТАЦИЯ**

✓ Юг

**Состояние**

✓ Хорошее

**бассейн**

✓ Общий

**Климат-контроль**

✓ Камин

**Особенности**

- ✓ Крытая терраса
- ✓ Приватная терраса
- ✓ Солярий
- ✓ Деревянные полы
- ✓ Барбекю
- ✓ Подвал

**Мебель**

✓ Частично меблированный

**Кухня**

✓ Полностью оборудованная