

Продажа - Дом - Marbella  
750.000€

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



Ref.-ID: R4877305

Marbella

Дом



3



2



108 m2



436 m2

Located in the sought-after area of Las Brisas, Marbella, this villa offers an exceptional combination of serenity and convenience. Nestled in a quiet residential neighborhood yet just minutes from Puerto Banús, Marbella, and San Pedro, this property promises a relaxed lifestyle without sacrificing proximity to top amenities, including restaurants, shops, the exclusive Las Brisas Golf Club, and the Marbella Paddle Club. The beach is also a short drive away, making this an ideal choice for those looking to enjoy the best of the Costa del Sol. Set on a 436 m<sup>2</sup> plot with 108 m<sup>2</sup> of interior space spread over two floors, the villa offers generous room both inside and out. With its southern orientation, the home is filled with natural light throughout the day, creating a warm, open atmosphere in all areas. The garden is one of the property's standout features. Mature and well-maintained, it includes an automatic irrigation system and shaded areas thanks to established greenery and a terrace awning. This outdoor space is ideal for hosting gatherings or simply relaxing in a natural setting; there is also ample space to add a pool if desired. With so much potential, the garden can easily be adapted to suit the personal preferences of each owner, creating a private oasis in the heart of Marbella. Inside, the villa's classic design is showcased across three spacious bedrooms and two bathrooms, efficiently distributed over two levels to offer privacy and functionality. The kitchen is spacious and self-contained, perfect for those who enjoy a private, practical cooking area. Beyond its timeless charm, the property offers multiple customization options: there is ample room to add a pool or private parking area, a highly desirable feature in such a prime location. Among its other notable details, the villa includes a fireplace in the living room—ideal for the cooler months—and built-in wardrobes in the bedrooms to optimize storage. The upstairs terrace provides a private outdoor space, perfect for sunbathing or simply relaxing in a peaceful setting. This villa in Las Brisas is an excellent choice for those seeking a classic property with flexibility for personalization and an unbeatable location on the Costa del Sol. Contact us for more information!

**Расположение**

- ✓ Город
- ✓ Коммерческая зона
- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с морем

**Мебель**

- ✓ Полностью меблированный

**ОРИЕНТАЦИЯ**

- ✓ Юг

**Кухня**

- ✓ Полностью оборудованная

**Состояние**

- ✓ Хорошее

**Сад**

- ✓ Приватный

**Климат-контроль**

- ✓ Камин

**ВИД**

- ✓ Панорамный
- ✓ Сад

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Возле церкви