



# Detached Villa for sale in Marbesa, Marbella

1,595,000 €

Reference: R5237476 Bedrooms: 3 Bathrooms: 2 Plot Size: 400m<sup>2</sup> Build Size: 309m<sup>2</sup> Terrace: 108m<sup>2</sup>





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## Costa del Sol, Marbesa

This iconic villa is located in the private urbanization of Marbesa, close to the beach, on the east side of Marbella. It is 400 meters walking distance or 10 minutes walk from the Mediterranean Sea and the beach, 1.5 km from the beach and the protected dunes of Cabopino and 1.9 km from the hotels Marriot and Don Carlos and Nikki Beach Marbella. Marbesa is a quiet and prestigious neighborhood known for its beautiful coastline and its proximity to Marbella.

The villa has 3 bedrooms and 2 bathrooms and is recently built and offers a perfect mix of modern living and luxurious comfort.

The villa has a beautiful roof terrace with swimming pool with views over the coast to Gibraltar and Africa. It is ideal for organizing parties or simply enjoying the breathtaking views. The first floor, where you will find the living room with open kitchen, also offers fantastic sea views. On the ground floor, which overlooks the garden and the infinity pool, there are 2 bedrooms and 2 bathrooms. In the semi-basement there is a 3rd bedroom and the garage with a remote controlled electronic gate. All bedrooms have shutters, air conditioning and heating, on electricity. Both the roof top pool and the pool in the garden are heated.

This villa is an ideal family home and also perfect as a rental investment. It has a proven track record as a very successful holiday rental (with tourist license number).

The total plot size is 400 m<sup>2</sup>. The total built area is 309 m<sup>2</sup>, of which 167 m<sup>2</sup> living space, 108.5 m<sup>2</sup> terraces and 33.5 m<sup>2</sup> swimming pools. Garden, pools and villa are easy to maintain



## Features:

### Features

Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Utility Room  
Jacuzzi  
Barbeque  
Basement

### Views

Sea Views  
Mountain  
Garden  
Pool  
Street

### Pool

Heated  
Private Pool  
Children`s Pool

### Garden

Private Garden  
Easy Maintenance

### Utilities

Electricity

### Orientation

South East

### Setting

Beachside  
Urbanisation  
Close To Sea

### Furniture

Fully Furnished  
Optional

### Security

Alarm System  
Electric Blinds

### Category

Luxury  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Central Heating

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private