



# Abstandsvilla zum Verkauf in Marbella, Marbella

2.850.000 €

Referenz: R5249758 Schlafzimmer: 3 Badezimmer: 3 Grundstücksgröße: 553m<sup>2</sup> Garten: 398m<sup>2</sup> Terrasse: 197m<sup>2</sup>





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## Costa del Sol, Marbella

Modern Villa in Marbella.

This villa represents an good opportunity to enjoy modern luxury in one of Marbella's most sought-after central addresses. To a high level of comfortable living, and plenty of privacy, within walking distance to the beautiful old town, beaches, central market, banks, farmacies, restaurants, shops, and all types of services, it offers the convenience living in a quite area of the city.

The property sits on a 553 m<sup>2</sup> plot with 398 m<sup>2</sup> of built space and 197 m<sup>2</sup> of terraces. It features one bedroom in the ground floor, guest toilet, in the first floor we find a very wide master bedroom with bathroom en suite, with connections prepared for a fourth bedroom.

And in the semi-basement is the 3 bedroom with a fully bathroom, and is also possible to organise a fifth bedroom with bathroom ensuite in this level, ample gym and engine room complete this level.

Interiors are designed with oak parquet floors and natural stone, while the open-plan kitchen includes a stainless-steel island and premium appliances from Miele, Neff, and Siemens.

Outdoor spaces invite year-round enjoyment with four terraces, easy maintenance garden, and a saltwater pool equipped with counter-current system, lighting, and cleaning jets.

From the first floor upwards, panoramic views embrace Marbella, La Concha, Gibraltar, and the mountains of Morocco.

Additional highlights include:

- Alarm system and outside cameras

- Solar panel system (6 panels)

- Split air con (warm-cold)

- Underfloor heating throughout the house

- Insulated glass windows and sliding doors

- Video-intercom

- Decalcification system

- Water pressure control

- Grohe filter faucets RED and BLUE



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
In der Nähe des Transports  
Private Terrasse  
Badezimmer  
Doppelverglasung  
Einstellungsschränke  
Solarium  
Fitnessstudio  
Spielzimmer  
Versorgungsraum

Holzböden

Keller

Glasfaser

### Ansichten

Meer

Berg

Panorama

Urban

### Pool

Privat

### Garten

Privat

### Versorgungsunternehmen

Strom

Trinkbares Wasser

Sonnenwasserheizung

### Orientierung

Süden

### Einstellung

In der Nähe des Meeres

In der Nähe von Geschäften

In der Nähe von Schulen

Stadt

### Möbel

Nicht eingerichtet

### Sicherheit

Alarmanlage

Eingabetelefon

### Kategorie

Ferienhäuser

Investition

Verzweifelt

Zeitgenössisch

### Klimakontrolle

Klimaanlage

Kalte a/c

Heiße A/C.

Zentralheizung

U/f Heizung

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken

Privat