



# Vrijstaande Villa te koop in Marbella, Marbella

1.475.000 €

Referentie: R5209471 Slaapkamers: 4 Badkamers: 3 Plotgrootte: 514m<sup>2</sup> Perceelgrootte: 204m<sup>2</sup>





## Costa del Sol, Marbella

This villa offers comfort, privacy, and convenience in a prime residential area just 1 km from Puerto Banús. Set on a 512 m<sup>2</sup> plot with a 204 m<sup>2</sup> built area, the property enjoys access from two streets—Las Yedras and Las Camelias—and benefits from having no community or garage fees.

The ground floor features a welcoming hallway, spacious living and dining room, fully equipped kitchen, laundry room, full bathroom, and an office or additional bedroom. Upstairs, you'll find three bedrooms, two bathrooms, bright hallways with skylights, and a terrace.

Designed for both year-round living and entertaining, the villa comes with air conditioning, heating, a fireplace, and fiber optic connection. Outdoor areas include a porch with a barbecue and summer dining area, a private swimming pool, and beautifully landscaped gardens with orange, lemon, and olive trees, plus a vibrant bougainvillea. Additional highlights include a garage for three cars, storage room, and direct street access for added convenience.

With essential services like a supermarket and gourmet restaurants just steps away, this property combines comfort, exclusivity, and an unbeatable location.



## Kenmerken:

### Extra's

Nabij vervoer

Privé Terras

Berging

Barbecue

### Uitzicht

Mountain Bekeken

### Zwembad

private Pool

### Parkeergelegenheid

private Parking

### Zonorientatie

Zuidoost Zonoriëntatie

### Ligging

Dichtbij golfbaan

Dichtbij haven

Dichtbij zee

Dicht bij winkels

Dichtbij stad

Dichtbij scholen

### Meubilering

Ongemeubileerd

### Energiebeoordeling

C

### Klimaatbeheersing

Airconditioning

Open haard

Centrale verwarming

### Huidige Staat

Goede conditie

Renovatie nodig

### Tuin

private Garden

### CO2 Emission Rating

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