

**Sales - House - Marbella**  
**888.000€**



**Ref.-ID: R4905835**

**Marbella**

**House**



**6**



**5**



**306 m2**

This exclusive detached villa combines comfort, privacy, and a strategic location, ideal for your lifestyle. Located in a gated residential complex, the house stands out for its proximity to the bus station, supermarkets, and services, while offering privacy as a villa with its own plot. Additionally, it features a communal pool and gardens, perfect for relaxing without worrying about maintenance. The property boasts 5 bedrooms, 3 bathrooms, 2 half-bathrooms, and is distributed over three floors: Ground Floor: Fully equipped kitchen, a bright living-dining room, guest toilet, and a bedroom with an en-suite bathroom. First Floor: Three sunny bedrooms (one with an en-suite bathroom and private terrace), an additional bathroom, and a terrace overlooking the communal areas. Basement: A versatile space with a bedroom, office or extra bedroom, half-bathroom, and a spacious garage that can be converted into an independent apartment. The villa includes a sunny patio with a fountain and barbecue, a back garden perfect for a vegetable patch or flowers, and a parking area for several vehicles. Features include ceramic and wooden floors, zoned air conditioning, electric heating, a fireplace, and a video intercom system. Surface area: 172 m<sup>2</sup> living space + 106 m<sup>2</sup> basement + 26 m<sup>2</sup> porch. Location: 300 m from a Mercadona supermarket and the bus station, and 2.4 km from the beach. A unique property in an exclusive setting that combines comfort, style, and functionality. Don't miss out on this wonderful opportunity! Should you have any questions, please don't hesitate to contact us; we'll be delighted to assist you.

**Setting**

- ✓ Town
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Gas

**Orientation**

- ✓ East
- ✓ South

**Furniture**

- ✓ Not Furnished

**Category**

- ✓ Bargain
- ✓ Luxury

**Condition**

- ✓ Excellent

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal

**Garden**

- ✓ Communal
- ✓ Private

**Climate Control**

- ✓ Air Conditioning

**Security**

- ✓ Gated Complex

**Views**

- ✓ Garden

**Parking**

- ✓ Garage