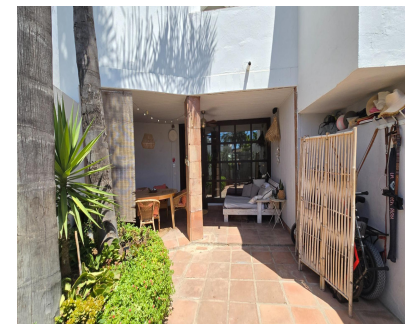


**Sales - House - Marbella**  
**530.000€**



**Ref.-ID: R5132323**

**Marbella**

**House**

**Community: 1,128 EUR / year**

**IBI: 1,057 EUR / year**



**4**



**2**



**156 m2**

Located in one of the most sought-after and well-connected areas of Marbella, is this charming semi-detached villa, renovated, with 165 m2 built distributed over three floors and designed to enjoy both inside and out. The main floor welcomes you with a spacious living-dining room with a double atmosphere, the result of joining one of the 4 original bedrooms to the living room, thus creating a spacious, bright and very versatile day area. Independent kitchen, with pantry, guest toilet and direct access to the back garden and the communal pool. On the first floor there are 3 bedrooms and 2 complete bathrooms, one of them en suite. And on the upper floor a wonderful private solarium with outdoor shower, ideal for creating a chill out area, barbecue and outdoor relaxation area or even to close it and add another floor. Perfect for enjoying the climate of the Costa del Sol all year round. With south orientation and unobstructed views, this property stands out for its luminosity, privacy and direct connection from the back garden to the communal pool, ideal for families. Located in a well-kept urbanization, near the paddle club of Nueva Andalucía, in a quiet residential environment but with everything at hand. Ideal as a family home or high-yield investment Can you imagine having breakfast in the sun on your roof terrace or relaxing in the garden with direct access to the pool? This villa has it all. ? Request more information or your visit now! In compliance with the decree of the Junta de Andalucía 218-2005 of October 11, customers are informed that notary, registry and I. T. P. expenses are not included in the price. We remind you that as a consumer you have the right to be informed and given the corresponding informative documentation, according to the case, based on the provisions of Decree 218/05 of October 11 that regulates the Consumer Information Regulations in the sale and rental of homes in Andalusia.

**Orientation**

✔ South

**Condition**

✔ Good

**Pool**

✔ Communal

**Climate Control**

- ✔ Air Conditioning
- ✔ Fireplace

**Features**

- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ Solarium
- ✔ Wood Flooring

**Furniture**

✔ Fully Furnished