

Sales - House - Marbella  
2.495.000€



Ref.-ID: R5387698

Marbella

House



In Montúa, above Marbella, this Andalusian-style villa sits within a mature private garden of approximately 2,368 m<sup>2</sup>, with sea views from practically every part of the property. The house is shaped by garden, light and horizon. From the terraces, the pool area, the garden and the different levels of the home, the Mediterranean is always present. It gives the property a rare sense of openness, while the mature planting keeps the house private, calm and protected. This is not a standard Marbella villa. It is a home with soul, age and atmosphere. The garden is one of its strongest features: established, generous and full of quiet corners to sit, read, eat, rest or receive guests. Terraces appear at different levels, creating natural outdoor rooms around the house. The property unfolds gradually. The entrance leads through the garage area and opens towards the garden, the main house and the separate guest accommodation. To the right, the renovated guest house is arranged over two independent levels, with a chic and considered style. It can work beautifully for guests, older children, private suites, a studio or quiet work space. The main house is arranged over two floors. On the ground floor there is a large living and dining area with fireplace, kitchen and direct access to the terrace. This level requires renovation. The upper floor is partly renovated, with two updated bedrooms and one bathroom. One of the bedrooms has direct access to the garden. There is also a rectangular living room with high ceilings and wooden beams, access to a terrace from the hall, and a larger en-suite bedroom area that is still ready to be renovated. The house can be lived in while works are planned gradually, or fully restored into a substantial private family home. Montúa is one of the practical strengths of the property. It offers good access to schools, Marbella centre, shopping, the motorway and the airport, while avoiding much of the heavier daily traffic around Nueva Andalucía and Puerto Banús. A rare Marbella home for someone who wants character, sea views, privacy and a garden with real presence — not something standard, but something with a story.

#### Setting

- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools

#### Pool

- ✓ Private

#### Climate Control

- ✓ Fireplace

#### Views

- ✓ Sea
- ✓ Panoramic
- ✓ Urban

#### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Guest House
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Staff Accommodation
- ✓ Near Church
- ✓ Basement