EK
ARBAT ESTATES

Sales - House - Marbesa

3.495.000€

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Ref.-ID: R4238248 **Marbesa** **House**

6 **7** **479 m2** **710 m2**

ABOUT THE VILLA There is a modern style detached house with an excellent location for sale. The house was completed in 2023. The property is only 350 m from the sea and 28 m above sea level. The property is bordered by a protected pine forest from the north. The house's roof terrace offers 180 degree free view of the sea and the surrounding mountains. The size of the property is 710,0 m2. The house is a three-storey modern style luxury villa with a 3x10m outdoor heated pool on the patio. The building has a total area of 273m2 covered with terraces. The floors of the building are connected by a staircase inside the building and an elevator that runs out to the roof terrace of the last floor. On the 0 floor of the building there is a 157,7m2 garage (4 cars), utility room, toilet, technical room and two additional rooms with windows. On the first floor there is an entrance hall, open kitchen-living room, ceiling height 4,6m, separate toilet, large bedroom with a wardrobe and a separate bathroom. On the second floor there are one large bedroom with a wardrobe and a separate bathroom and 2 normal size bedrooms, 1 bathroom, and a study area. The roof terrace will be equipped with a jacuzzi, shower and an outdoor kitchen. Natural oak parquet is used on the floors of the house. Residential heating is solved on the basis of air-water heat pump, heat transfer with floor collectors, in addition there is an electric floor heating in damp rooms. Each living space also has an autonomous air conditioner. The building is equipped with forced ventilation and a central vacuum cleaner. The building has an alarm system and IT and TV readiness. German ALNO kitchen and Bosch kitchen appliances. The building will be completed in 2023 The building will be completed in 2023 350 meters to the beach 28 meters above sea level 10 min drive to Marbella 35 min drive to Malaga Airport 180 degrees views from roof terrace

Setting
- ✔ Beachside
- ✔ Close To Shops
- ✔ Close To Sea

Condition
- ✔ Excellent Condition

Pool
- ✔ Private Pool
- ✔ Heated Pool

Climate Control
- ✔ Hot A/C

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Panoramic Views

Features
- ✔ Ensuite Bathroom

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ 24 Hour Security

Parking
- ✔ Garage
- ✔ Multiple Parking Spaces