

Sales - House - Marbella
1.995.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com



Ref.-ID: R4745782

Marbella

Community: 564 EUR / year

IBI: 1,832 EUR / year



6



5



431 m2

House



900 m2

Discover your oasis in Marbella! This stunning villa, located in one of the city's most exclusive areas, offers you an unparalleled experience of luxury and comfort. With an 895 m² plot situated next to the beautiful Dunas de Artola, this home gives you the opportunity to live just a few meters from the beach, surrounded by nature and tranquility. The house, spread over two floors, features exquisite design and spacious areas for the whole family. On the first floor, an elegant foyer welcomes you to 3 double bedrooms and 2 full bathrooms, one of them en suite. The impressive living-dining room, with direct access to a spectacular porch overlooking the dunes, invites you to relax and enjoy unforgettable moments. To the right of the living room, a fully equipped independent kitchen with a large pantry ensures convenience for your gatherings and celebrations. From the porch on the first floor, you can directly access the pool and the barbecue area, equipped with its own independent bathroom. This special corner will become the favorite place to enjoy with family and friends. The ground floor features an additional spacious living room and 3 more double bedrooms, all with access to 2 full bathrooms, one of them en suite. Additionally, the house has an independent vehicle entrance leading to a covered garage with space for 2 cars, providing all the comfort you need. Don't miss the opportunity to make this villa your new home in Marbella. Contact us for more information and to schedule a visit! In compliance with the Junta de Andalucía Decree 218/2005 of October 11, the offered price does not include the expenses derived from the purchase of the property (ITP, notary fees, registration, management, and other expenses inherent to the purchase).

Setting <ul style="list-style-type: none">✓ Beachside✓ Close To Sea	Orientation <ul style="list-style-type: none">✓ South East	Condition <ul style="list-style-type: none">✓ Excellent	Pool <ul style="list-style-type: none">✓ Private	Climate Control <ul style="list-style-type: none">✓ Air Conditioning	Views <ul style="list-style-type: none">✓ Sea✓ Garden✓ Pool✓ Courtyard
Features <ul style="list-style-type: none">✓ Fitted Wardrobes✓ Barbeque	Kitchen <ul style="list-style-type: none">✓ Fully Fitted	Garden <ul style="list-style-type: none">✓ Private✓ Easy Maintenance	Parking <ul style="list-style-type: none">✓ Garage✓ Covered✓ More Than One	Utilities <ul style="list-style-type: none">✓ Electricity	Category <ul style="list-style-type: none">✓ Beachfront