EK
ARBAT ESTATES

Sales - House - Marbella

1.145.000€

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Ref.-ID: R4994821

Marbella

House

IBI: 1,150 EUR / year

Rubbish: 280 EUR / year

4 **3** **259 m2** **600 m2**

Exclusive Villa with Stunning Sea and Mountain Views – Just Minutes from the Beach in Marbesa, Marbella Discover this spectacular 4-bedroom villa, set in a peaceful residential area surrounded by pine trees, offering privacy, comfort, and breathtaking panoramic views. Located in one of Marbella's most sought-after areas, just a 7-minute walk from the beach and charming local restaurants, this property perfectly blends elegance, functionality, and Mediterranean living. With 180 m² spread over two floors, the villa is designed to maximize natural light and open spaces. On the ground floor, a stylish entrance hall leads to a spacious open-plan living and dining area, seamlessly connected to a fully equipped kitchen. This level also features two bedrooms, a full bathroom, and a guest toilet. The living room opens onto a covered 15 m² porch, ideal for outdoor dining or relaxing at sunset. The upper floor boasts two additional bedrooms, a full bathroom, and a stunning 30 m² terrace with breathtaking sea views—the perfect spot to unwind and enjoy the scenery at any time of day. The outdoor space is a true haven of tranquility. Set on a 600 m² plot, the beautifully landscaped garden features a heated 45 m² swimming pool, allowing for year-round enjoyment. Multiple terraces and seating areas around the house provide both sunny and shaded spaces to relax and entertain. Additional features include a private 19 m² garage, brand-new air conditioning (hot/cold), a pool heating system, and an extra water tank with a high-pressure pump for added convenience. Whether as a permanent residence, holiday home, or investment opportunity, this villa offers an exceptional chance to enjoy quality living in one of Marbella's most desirable locations.

Setting
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools

Orientation
- ✔ South Facing

Condition
- ✔ Good Condition
- ✔ Recently Renovated

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Sea Views

Features
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Marble Flooring

Garden
- ✔ Private Garden

Category
- ✔ Holiday Homes