

**Sales - House - Marbesa**  
**1.695.000€**

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



**Ref.-ID: R4995211**

**Marbesa**

**House**



**3**



**3.5**



**346 m2**



**530 m2**

Located in the peaceful, secure residential area of Marbesa, this warm Mediterranean-style villa offers the perfect blend of comfort, privacy, and convenience. Just a 1-minute walk from the beach, close to all amenities, and only a short drive to Marbella and Málaga Airport. The property boasts a magnificent private garden and pool, creating a serene retreat. The villa features 3 bedrooms all with en-suites across two floors: On the main floor of 126 m2; hallway with guest toilet, spectacular living room adjacent to a modern kitchen and seamless connection to the verandah (porch) and garden & pool of 24m2. 1 bedrooms (delete s)with ensuite bathroom. Upper floor of 88 m2 Two bedrooms with 2 ensuite bathrooms leading onto terrace with lovely sea views, including a master suite with (a dressing room?) and terrace. Basement of 116 m2 with lock up garage for 2 cars plus storage room. The home offers heated floors and wall radiators throughout, ensuring year-round comfort. Private parking for two cars completes this exceptional property. A perfect Mediterranean retreat to enjoy life under the sun. Call us to schedule a visit! -Chlorine pool. --Reverse cycle air con in lounge and all bedrooms. -Gas powered central heating.

- Setting**
- ✓ Beachside
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Schools

- Kitchen**
- ✓ Fully Fitted

- Condition**
- ✓ Excellent
  - ✓ Good

- Garden**
- ✓ Private

- Pool**
- ✓ Private

- Security**
- ✓ 24 Hour Security

- Climate Control**
- ✓ Hot A/C

- Parking**
- ✓ Garage
  - ✓ More Than One

- Views**
- ✓ Sea
  - ✓ Garden
  - ✓ Pool

- Features**
- ✓ Near Transport
  - ✓ Private Terrace
  - ✓ Ensuite Bathroom