

**Sales - House - Marbella**  
**489.000€**

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**Ref.-ID: R5042359**

**Marbella**

**House**

**Community: 600 EUR / year**

**IBI: 659 EUR / year**

**Rubbish: 280 EUR / year**



**3**



**1.5**



**109 m2**



**459 m2**

House in an idyllic urbanization between Elviria and Ricmar in the eastern part of Marbella – 1,5 km from the beach. Peaceful living in a tranquil neighborhood in the east, not far from the centre of Marbella: approximately 459m<sup>2</sup> of land with a current constructed area of approximately 109m<sup>2</sup>. The solidly built house offers a large southwest-facing terrace with unobstructed views, a large living room, two bedrooms, a bathroom, and a kitchen. A separate living unit on the ground floor with its own entrance, toilet, and private terrace offers independent use – ideal for partial rental or guest accommodation. The house is ready to move into at any time – but renovations are necessary (sanitary facilities, terrace, and the entire ground floor). In any case, this property has a lot of potential. A house with character. We would be happy to present the property to you in person.

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

- Orientation**
- ✓ South East

- Condition**
- ✓ Renovation Required

- Climate Control**
- ✓ Fireplace

- Views**
- ✓ Sea

- Features**
- ✓ Covered Terrace
  - ✓ Fitted Wardrobes
  - ✓ Near Transport
  - ✓ Private Terrace
  - ✓ Storage Room

- Furniture**
- ✓ Not Furnished

- Kitchen**
- ✓ Fully Fitted

- Garden**
- ✓ Private

- Security**
- ✓ Alarm System

- Parking**
- ✓ Garage
  - ✓ Private