

Sales - House - Marbella
1.195.000€

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



Ref.-ID: R5119975

Marbella

House

IBI: 500 EUR / year

Rubbish: 278 EUR / year



3



2



138 m2



426 m2

Detached 3-Bedroom, 2-Bathroom Villa with Private Garden, Pool & Expansion Potential – Near Puerto Banús This beautifully maintained 3-bedroom, 2-bathroom detached villa is set on a generous 426 m² plot with private garden, fruit trees, and a pool – offering the perfect combination of comfort, location, and investment potential. Just 5 minutes from Puerto Banús, this two-level home is ideal as a primary residence, holiday retreat, or rental property. Property Details: Plot: 426 m² – with banana, mango, apple, orange & nispero trees Built Area: 138 m² Distribution: Ground Floor: Spacious open-plan kitchen and living-dining area, full bathroom, and two bedrooms Upper Floor: Large independent master suite with private balcony and en-suite bathroom featuring both bathtub and shower Key Features: 3 bedrooms | 2 bathrooms | Two levels Private garden with fruit trees and chill-out area Large pool with Swim-in-Place system, spa jets & fountain Solar panels providing electricity and hot water – battery-ready for energy storage or resale Renovated in 2018 – modern electrics, plumbing & internal air conditioning Potential to expand ground floor or build a guesthouse/studio (additional Xm² available) Flexible interior – move-in ready but open to personalisation No community fees Excellent for Airbnb or seasonal rentals Prime Location: 5 minutes to Puerto Banús 4 minutes to Real Padel Club 10 minutes to the Golden Mile 15 minutes to Marbella Old Town This property offers a rare opportunity to enjoy the Marbella lifestyle in a peaceful setting while staying close to the coast, golf, shops, restaurants, and schools. Contact us today for more information or to arrange a private viewing.

Setting

- ✔ Close To Golf
- ✔ Close To Sea
- ✔ Close To Town

Condition

- ✔ Excellent

Pool

- ✔ Private

Climate Control

- ✔ Central Heating