

**Sales - House - Marbella**  
**1.450.000€**

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



**Ref.-ID: R5157073**

**Marbella**

**House**



**5**



**4**



**475 m2**



**979 m2**

Spacious independent villa with a lot of character in exclusive residential area of Marbella. This magnificent villa is built on a plot of nearly 1000 sqm and has a total built surface of 475 sqm. It has a large garden area with fruit trees and barbecue, big swimming pool, two separate parking areas fitting 6 cars in total and spacious storage rooms. The villa is distributed on two floors as follows. On the ground floor it has a spacious kitchen with utility room and food pantry, lounge with fireplace, living & dining areas, spacious bathroom, washroom and 2 bedrooms. On the first floor, it features another living room also with fireplace and very high ceilings with wooden beams, another bathroom, sauna, and the three remaining bedrooms; all of them with really large built in wardrobes and with access to a terrace. The villa has unobstructed views to the South and the mountains. Great opportunity to move into a family home with all confort in a very residential area very close to the city centre.

<b>Setting</b> <div><div></div> Town</div> <div><div></div> Close To Shops</div> <div><div></div> Close To Sea</div> <div><div></div> Close To Schools</div> <div><div></div> Close To Forest</div> <div><div></div> Close To Marina</div> <div><div></div> Urbanisation</div>	<b>Orientation</b> <div><div></div> North</div> <div><div></div> South</div>	<b>Condition</b> <div><div></div> Good</div>	<b>Pool</b> <div><div></div> Private</div>	<b>Climate Control</b> <div><div></div> Fireplace</div>	<b>Views</b> <div><div></div> Mountain</div> <div><div></div> Garden</div>
<b>Features</b> <div><div></div> Fitted Wardrobes</div> <div><div></div> Near Transport</div> <div><div></div> Private Terrace</div> <div><div></div> Sauna</div> <div><div></div> Storage Room</div> <div><div></div> Utility Room</div> <div><div></div> Wood Flooring</div> <div><div></div> Barbeque</div>	<b>Furniture</b> <div><div></div> Part Furnished</div>	<b>Kitchen</b> <div><div></div> Fully Fitted</div>	<b>Garden</b> <div><div></div> Private</div> <div><div></div> Easy Maintenance</div>	<b>Security</b> <div><div></div> Gated Complex</div>	<b>Parking</b> <div><div></div> Garage</div> <div><div></div> Covered</div>
<b>Utilities</b> <div><div></div> Electricity</div> <div><div></div> Drinkable Water</div>	<b>Category</b> <div><div></div> Resale</div>				