EK
ARBAT ESTATES

Sales - House - Reserva de Marbella

1.195.000€

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Ref.-ID: R5194060 **Reserva de Marbella** **House**

Community: 1,728 EUR / year **IBI: 1,497 EUR / year** **3** **3** **275 m2** **770 m2**

Cozy and bright villa in Marbella East, in the Reserva de Marbella area, very close to supermarkets and services. The beach is just a 5-minute drive from the house, where you can enjoy the best beaches in Marbella. This villa is located in a very quiet area with easy access. It is built on two floors plus a solarium, with a plot with fruit trees, loquats, pomegranates, lemon trees, etc. It is a house that needs some renovation but is in good condition and has great potential to be refurbished and create a minimalist project. It has large windows that provide plenty of light, a living room with a double-height ceiling, and the villa consists of three bedrooms. The ground floor shares a bathroom. There is also a guest toilet where a shower could be installed to create another separate bathroom. Upstairs, we find the very spacious master bedroom with an ensuite bathroom with a Jacuzzi. The house has windows in every room, providing plenty of light. The house has a parking space, but a basement could be created, as the house is elevated and has the same surface area under the building. It's a house worth visiting.

Setting
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Schools
- ✔ Close To Forest
- ✔ Urbanisation

Orientation
- ✔ South West Orientation

Condition
- ✔ Fair Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Country Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Solarium

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Entry Phone
- ✔ Alarm System

Parking
- ✔ Private Parking

Category
- ✔ Bargain
- ✔ Distressed
- ✔ Investment