EK
ARBAT ESTATES

Sales - House - Marbella

1.475.000€

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Ref.-ID: R5209471 **Marbella** **House**

4 **3** **204 m2** **514 m2**

This villa offers comfort, privacy, and convenience in a prime residential area just 1 km from Puerto Banús. Set on a 512 m² plot with a 204 m² built area, the property enjoys access from two streets—Las Yedras and Las Camelias—and benefits from having no community or garage fees. The ground floor features a welcoming hallway, spacious living and dining room, fully equipped kitchen, laundry room, full bathroom, and an office or additional bedroom. Upstairs, you'll find three bedrooms, two bathrooms, bright hallways with skylights, and a terrace. Designed for both year-round living and entertaining, the villa comes with air conditioning, heating, a fireplace, and fiber optic connection. Outdoor areas include a porch with a barbecue and summer dining area, a private swimming pool, and beautifully landscaped gardens with orange, lemon, and olive trees, plus a vibrant bougainvillea. Additional highlights include a garage for three cars, storage room, and direct street access for added convenience. With essential services like a supermarket and gourmet restaurants just steps away, this property combines comfort, exclusivity, and an unbeatable location.

Setting
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ South East Orientation

Condition
- ✔ Good Condition
- ✔ Renovation Required

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating
- ✔ Fireplace

Views
- ✔ Mountain Views

Features
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Barbeque

Furniture
- ✔ Not Furnished

Garden
- ✔ Private Garden

Parking
- ✔ Private Parking