



**Sales - House - Marbesa**

**3.300.000€**

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**Ref.-ID: R5219554**

**Marbesa**

**Community: 900 EUR / year**

**IBI: 3,795 EUR / year**

**Rubbish: 92 EUR / year**



**6**



**7**



**708 m<sup>2</sup>**



**1120 m<sup>2</sup>**

**House**

Lovely villa in Marbesa with 6 bedrooms, completely renovated in 2024. All installations (electricity, water, gas, sewage) brand new. New windows and doors. Restored historical entrance doors. Fully integrated security and camera system. Ready for full smart home automation. High-speed cable internet & Ubiquity mesh Wi-Fi in all rooms. Automatic irrigation system. Air conditioning. Central heating. Underfloor heating (newly installed). Aerothermal hot water system. Excellent condition. Porcelain floors. Electric / automated shutters. Lift (all floors connected). Wheelchair-accessible. Security service 24h. EPC in progress. Location & Views: Close to sea/beach. Sea view from the ground floor. Amenities: Direct access to a small forest. Andalusian patio with fountain and columns. Interior Features: Fully fitted modern kitchen (Bosch appliances). Dining area. Spacious living room with a gas fireplace. Guest toilets. Master suite with walk-in wardrobe and private bathroom. Villeroy & Boch bathroom fittings. Sauna. Kitchenette on the lower level. Storage room. Basement: Space for gym (convertible room). Built-in large gas deposit. Drinking water deposit. Prepared space for wine cellar. Exterior Features: Large saltwater swimming pool (illuminated at night). Pre-installation for pool heating. Luxurious 5-person jacuzzi. Open gas fireplace on the upper terrace. Barbecue & dining area. Several terraces for entertaining. Private garden. External garden house. Large underground water deposit. Garage for 3 large cars + additional 2 parking on the plot.

| Setting   | Orientation                                       | Pool  | Climate Control                                      | Views   | Features  |
|---|---|---|--|---|---|
| <input checked="" type="checkbox"/> Beachside<br><input checked="" type="checkbox"/> Close To Sea | <input checked="" type="checkbox"/> South East    | <input checked="" type="checkbox"/> Private | <input checked="" type="checkbox"/> Air Conditioning | <input checked="" type="checkbox"/> Sea<br><input checked="" type="checkbox"/> Garden | <input checked="" type="checkbox"/> WiFi<br><input checked="" type="checkbox"/> Marble Flooring<br><input checked="" type="checkbox"/> Jacuzzi<br><input checked="" type="checkbox"/> Barbeque<br><input checked="" type="checkbox"/> Double Glazing<br><input checked="" type="checkbox"/> Fiber Optic |
| <b>Kitchen</b>  | <b>Parking</b>                                    | <b>Category</b>                             |  |   |   |
| <input checked="" type="checkbox"/> Fully Fitted  | <input checked="" type="checkbox"/> More Than One | <input checked="" type="checkbox"/> Luxury  |  |   |   |