

**Sales - House - Marbella**  
**2.850.000€**

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**Ref.-ID: R5249758**

**Marbella**

**House**

**IBI: 1,939 EUR / year**

**Rubbish: 125 EUR / year**



**3**



**3**



**399 m2**



**553 m2**

Modern Villa in Marbella. This villa represents an good opportunity to enjoy modern luxury in one of Marbella's most sought-after central addresses. to a high level of comfortable living, and plenty of privacy, within walking distance to the beautiful old town, beaches, central market, banks, farmacies, restaurants, shops, and all types of services, it offers the convenience living in a quite area of the city. The property sits on a 553 m<sup>2</sup> plot with 398 m<sup>2</sup> of built space and 197 m<sup>2</sup> of terraces. It features one bedroom in the ground floor, guest toilet, in the frist floor we find a very wide master bedroom with bathroom en suite, with connections prepared for a fourth bedroom. And in the semi-basement is the 3 bedroom with a fully bathroom, and is also posible to organise a fifth bethroom with bathroom ensuite in this level, ample gym and engine room complete this level. Interiors are designed with oak parquet floors and natural stone, while the open-plan kitchen includes a stainless-steel island and premium appliances from Miele, Neff, and Siemens. Outdoor spaces invite year-round enjoyment with four terraces, easy manintenance garden, and a saltwater pool equipped with counter-current system, lighting, and cleaning jets. From the first floor upwards, panoramic views embrace Marbella, La Concha, Gibraltar, and the mountains of Morocco. Additional highlights include: Alarm system and outside cameras Solar panel system (6 panels) Split air con (warm-cold) Underfloor heating throughout the house Insulated glass windows and sliding doors Video-intercom Decalcification system Water pressure control Grohe filter faucets RED and BLUE

#### Setting

- ✓ Town
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools

#### Orientation

- ✓ South

#### Condition

- ✓ Excellent

#### Pool

- ✓ Private

#### Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Central Heating
- ✓ U/F Heating

#### Views

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic
- ✓ Urban

#### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Gym
- ✓ Games Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Wood Flooring
- ✓ Double Glazing
- ✓ Basement
- ✓ Fiber Optic

#### Furniture

- ✓ Not Furnished

#### Kitchen

- ✓ Fully Fitted

#### Garden

- ✓ Private

#### Security

- ✓ Entry Phone
- ✓ Alarm System

#### Parking

- ✓ Private

#### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Solar water heating

#### Category

- ✓ Distressed
- ✓ Holiday Homes
- ✓ Investment
- ✓ Contemporary