EK
ARBAT ESTATES

**Sales - House - Marbella**

**5.950.000€**

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**Ref.-ID: R5299393**

**Marbella**

**House**

**IBI: 2,977 EUR / year**

**Rubbish: 139 EUR / year**

**5**

**4**

**537 m2**

**2483 m2**

Elegant Single-Level Residence in the Peaceful Residential Area of El Real, East Marbella This villa offers a luxurious lifestyle in a calm and serene environment, located near the future Four Seasons Hotel and Residences. With a built area of 537 m² on a 2,483 m² plot, this property is a true gem that combines comfort, elegance, and privacy. Main Features: Bedrooms: 5 Bathrooms: 4 Built Area: 537 m² Plot Size: 2,483 m² A peaceful retreat surrounded by lush palm trees. The main house features 4 very spacious bedrooms, two of which have direct access to the pool. The master suite includes a large walk-in closet and a luxurious bathroom. The home boasts a spacious open-plan living area that seamlessly connects with the kitchen, creating a warm and inviting atmosphere. The kitchen is equipped with high-end appliances and includes a wine room with a glass door. There's also a TV room and another bedroom with an en-suite bathroom. A service/staff bedroom with its own bathroom completes the main layout. The property also features a separate guest house with a 3-car garage. Exteriors: The villa offers an exceptional outdoor area, including a tennis court and a large garden. There is also a guest toilet and changing room—ideal for enjoying the outdoor lifestyle. Next to the stunning 14-meter-long, 2.5-meter-deep pool, you'll find an elegant outdoor dining area, perfect for entertaining. Property Highlights: FULLY RENOVATED SINGLE-LEVEL VILLA WITH MODERN DESIGN AND LUXURY FINISHES PEACEFUL RESIDENTIAL AREA IN EAST MARBELLA APPROX. 3.8 KM FROM MARBELLA CITY CENTER TENNIS COURT 14-METER HEATED POOL 90x90 CM PORCELAIN FLOOR TILES BY KERABEN PVC WINDOWS WITH DOUBLE GLAZING AND SOLAR FACTOR CONTROL INTERIOR WOODWORK IN GREY WOOD FINISH GAGGENAU APPLIANCES: DISHWASHER, FREEZER & FRIDGE, INDUCTION COOKTOP, OVEN, WARMING DRAWER, MICROWAVE VIDEO INTERCOM SYSTEM VILLEROY & BOCH PORCELAIN SANITARY WARE: WALL-HUNG TOILETS AND SINKS GROHE FAUCETS DOMESTIC HOT WATER SUPPLIED BY AEROTHERMAL SYSTEM UNDERFLOOR HEATING THROUGHOUT THE HOUSE HEAT PUMP SOLAR ENERGY GENERATION SYSTEM WITH PHOTOVOLTAIC PANELS SMART HOME SYSTEM

**Setting**
- ✔ Close To Golf
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition
- ✔ Recently Renovated

**Pool**
- ✔ Private Pool
- ✔ Heated Pool

**Climate Control**
- ✔ Fireplace
- ✔ U/F Heating

**Views**
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Fitted Wardrobes
- ✔ Paddle Tennis
- ✔ Storage Room
- ✔ Utility Room
- ✔ Barbeque
- ✔ Domotics

**Furniture**
- ✔ Fully Furnished

**Garden**
- ✔ Private Garden

**Security**
- ✔ Alarm System

**Parking**
- ✔ Private Parking

**Category**
- ✔ Luxury