EK
ARBAT ESTATES

Sales - House - Marbella

780.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com







Ref.-ID: R5338816 **Marbella** **House**

Community: 4,020 EUR / year **IBI: 1,041 EUR / year** **Rubbish: 270 EUR / year** **3** **3** **161 m2** **30 m2**

Semi-detached villa in Balcones de Sierra Blanca, located within the exclusive Camoján Blanco residential complex. This private community consists of only 27 homes and features beautiful communal landscaped gardens and a stunning saltwater "beach-effect" pool with direct access from the property.. The complex is situated in one of Marbella's most prestigious areas, surrounded by stately villas and located near the renowned Buchinger Clinic, as well as being just a few minutes' drive from Marbella city center. Property Features: The property comprises 161 m² distributed over two floors: Ground Floor: Features a spacious living and dining area with direct access to a 30 m² private garden and terrace. It also includes an open-plan kitchen with a laundry area, one bedroom, and one bathroom. First Floor: Home to two large bedrooms and two bathrooms. The master suite boasts a walk-in dressing area, an en-suite bathroom, and a magnificent, sun-drenched terrace. Parking: The villa includes a covered outdoor parking space, with the additional convenience of being able to park a second vehicle within the secure urbanization.

Setting
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ East Facing
- ✔ West Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Private Terrace
- ✔ Utility Room
- ✔ Ensuite Bathroom

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Private Garden

Parking
- ✔ Garage
- ✔ Covered Parking

Category
- ✔ Distressed
- ✔ Investment
- ✔ Luxury
- ✔ Reduced
- ✔ Resale