

**Sales - House - Marbesa**  
**1.900.000€**

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**Ref.-ID: R5347978**

**Marbesa**

**House**

**Community: 564 EUR / year**

**IBI: 1,832 EUR / year**



**6**



**5**



**431 m2**



**400 m2**

Discover a charming villa in one of Marbella's most sought-after areas, just a short walk from the sea and next to the protected natural setting of the Artola Dunes. A privileged location that perfectly combines tranquillity, nature, and close proximity to all amenities. This detached property sits on a generous 900 m<sup>2</sup> plot, offering a private environment designed to fully enjoy both indoor and outdoor living. Its two-level layout provides a comfortable and versatile distribution, ideal for families as well as for hosting guests. The house features six spacious double bedrooms and four full bathrooms, two of them en suite. On the main floor, you will find a welcoming entrance hall, three bedrooms, two bathrooms, a bright and spacious living-dining area with direct access to a lovely covered porch—perfect for relaxing all year round—and a fully equipped independent kitchen with a pantry and additional storage space. The outdoor area is undoubtedly one of the property's highlights: a private swimming pool, a mature garden, and a fantastic covered barbecue area with its own restroom, ideal for gatherings, celebrations, or simply enjoying the Mediterranean lifestyle. The lower level, with independent access, offers a second living area and three additional bedrooms distributed around two full bathrooms. This floor provides multiple possibilities, such as a guest area, a private family space, or accommodation for staff. The property also includes private vehicle access and a closed garage with space for two cars. A unique opportunity to live or invest in one of Marbella's most exclusive areas, surrounded by nature and just moments from the beach. For further information or to arrange a private viewing, please do not hesitate to contact us. Note: In compliance with Andalusian Decree 218/2005, of October 11th, clients are informed that purchase-related costs (ITP, notary, registry, agency fees, etc.) are not included in the advertised price.

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|--|---|---|---|---|---|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Beachside</li><li>✓ Close To Sea</li></ul>  | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South East</li></ul>                   | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Good</li></ul>       | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>   | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li></ul>  |
| <b>Features</b> <ul style="list-style-type: none"><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Utility Room</li><li>✓ Ensuite Bathroom</li><li>✓ Barbeque</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Not Furnished</li></ul>                  | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul> | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li></ul> | <b>Security</b> <ul style="list-style-type: none"><li>✓ Alarm System</li></ul>            | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Garage</li><li>✓ Covered</li><li>✓ More Than One</li><li>✓ Private</li></ul> |
| <b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ Drinkable Water</li></ul>   | <b>Category</b> <ul style="list-style-type: none"><li>✓ Beachfront</li><li>✓ Investment</li></ul> |   |   |   |   |