EK
ARBAT ESTATES

Sales - House - Las Chapas

1.250.000€

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Ref.-ID: R5452084

Las Chapas

House

IBI: 1,382 EUR / year

Rubbish: 233 EUR / year

3 **3** **260 m2** **714 m2**

BEAUTIFUL 3-BEDROOM DETACHED VILLA WITH PRIVATE POOL & TOURISM LICENCE – LAS CHAPAS Tourism licence in place – an excellent opportunity for both private living and holiday rental investment! We are delighted to present this beautiful 3-bedroom, 3-bathroom detached villa, ideally situated in the sought-after residential area of Las Chapas, Marbella. Boasting a private swimming pool, generous outdoor spaces and a valuable tourism licence already in place, this property offers an attractive combination of lifestyle, location and investment potential. (Villa floor plans available upon request.) Ideally located close to the area's beautiful sandy beaches, and just a few minutes from Cabopino Marina and Elviria, this lovely private family villa offers a wonderful Mediterranean lifestyle in a peaceful setting. Upon entering the property, you are welcomed by an impressive entrance hallway leading into a spacious, high-ceiling living and dining area. Large patio doors allow natural light to flood the space while providing direct access to the front terrace, beautifully landscaped gardens and private swimming pool. The separate, fully equipped modern kitchen also benefits from direct access to the terrace, making it ideal for outdoor dining, entertaining and enjoying the Mediterranean lifestyle. The exterior also features a dedicated BBQ area, perfect for relaxing with family and friends. The main living level features two generously sized double bedrooms, both with fitted wardrobes, private en-suite bathrooms and direct access to the terrace and garden/pool area. The master bedroom is particularly impressive, offering a walk-in wardrobe/dressing area and a spacious en-suite bathroom complete with both a bathtub and a separate walk-in shower. On the lower level, you will find the third spacious double bedroom, also featuring its own en-suite bathroom and direct access to an additional outdoor terrace and the garden. Further features include: • Tourism licence already in place. • Private swimming pool. • Beautifully maintained gardens. • Three spacious double bedrooms, all with en-suite bathrooms. • High ceilings and bright, spacious living areas. • Fully equipped modern kitchen. • Front terrace and additional outdoor terrace. • Dedicated BBQ area. • Hot and cold air conditioning throughout. • Underground private parking for up to three cars. LOCATION & DISTANCES The villa enjoys an excellent location, close to some of the Costa del Sol's most beautiful beaches, marinas and golf courses. • Cabopino Marina – approximately 1.8 km. • Playa de Artola – approximately 1.6 km. • Playa Artola-Cabopino – nearby. • La Cala Golf – easily accessible. • Río Real Golf – nearby. • Málaga Airport – approximately 43 km (around 35 minutes by car). A wonderful opportunity to own a spacious private villa in one of Marbella's desirable coastal areas, with the added advantage of an existing tourism licence. Whether you are looking for a permanent family home, a holiday retreat or an investment property with holiday rental potential, this villa deserves your attention.

Setting
- Close To Golf
- Close To Port
- Close To Shops
- Close To Sea
- Close To Town
- Close To Schools
- Close To Forest

Orientation
- South Facing

Condition
- Excellent Condition

Pool
- Private Pool

Climate Control
- Air Conditioning
- Hot A/C
- Cold A/C

Views
- Garden Views
- Pool Views
- Courtyard Views

Features
- Covered Terrace
- Fitted Wardrobes
- Near Transport
- Private Terrace
- Satellite TV
- Storage Room
- Utility Room
- Ensuite Bathroom
- Marble Flooring
- Double Glazing
- Fiber Optic

Furniture
- Fully Furnished

Kitchen
- Fully Fitted Kitchen

Garden
- Private Garden
- Landscaped Garden
- Easy Maintenance Garden

Security
- Gated Complex
- Electric Blinds
- Entry Phone
- Alarm System
- Safe

Parking
- Underground Parking
- Garage
- Covered Parking
- Multiple Parking Spaces
- Private Parking

Utilities
- Electricity
- Drinkable Water

Category
- Holiday Homes
- Investment
- Luxury
- Resale
- Contemporary