EK
ARBAT ESTATES

Sales - House - Marbella

2.195.000€

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Ref.-ID: R5484244 **Marbella** **House**

IBI: 1,599 EUR / year **Rubbish: 156 EUR / year** **3** **2.5** **246 m2** **775 m2**

Charming and Newly Renovated Villa Within Walking Distance of Both the Beach and Marbella's Old Town Welcome to a rarely available, charming villa located in one of Marbella's most established and secure neighbourhoods – just 15 minutes' walk to the Old Town and 10 minutes to the beach. Here you live peacefully and privately, yet with everything you need close at hand. The entrance level features an open and social layout with a hallway, a bright living room, and an inviting fireplace positioned centrally in the space. This floor also offers a modern, restaurant-inspired kitchen with generous work surfaces and a natural dining area, as well as a guest toilet and a practical laundry room. Upstairs, you are welcomed by a large and flexible area that works perfectly as both a living room and a home office – and can be converted into a fourth bedroom if desired. This level also includes three spacious bedrooms, two inviting and charming bathrooms with underfloor heating, and access to a sunny terrace. The outdoor areas are one of the home's major highlights: multiple terraces, a barbecue area, a lush garden with a pool, and a charming gazebo that sets the scene for cosy dinners in a private and tranquil atmosphere all year round. A villa that combines character, location, and comfort – ideal for those seeking a home with both soul and proximity to the very best of Marbella.

Setting
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ South Facing

Condition
- ✔ Recently Renovated

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Fireplace
- ✔ U/F/H Bathrooms

Views
- ✔ Sea Views
- ✔ Mountain Views

Features
- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Fiber Optic

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Alarm System

Parking
- ✔ Garage
- ✔ Covered Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Luxury
- ✔ Resale