EK
ARBAT ESTATES

Sales - House - Marbesa

1.650.000€

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







Ref.-ID: R5488297 **Marbesa** **House**

Community: 444 EUR / year **IBI: 1,002 EUR / year** **Rubbish: 347 EUR / year** **3** **3** **170 m2** **446 m2**

A beautifully presented and thoughtfully renovated villa, ideally situated in the highly sought-after beachside enclave of Marbesa in East Marbella. Set in a peaceful residential location just a short stroll from Marbesa’s family-friendly beaches, the property enjoys the best of coastal living while remaining conveniently close to an excellent selection of restaurants, beach bars, shops, schools and local amenities. Completely renovated by the current owners in 2022/23, the villa has been carefully updated throughout to create a stylish, comfortable home while retaining a warm and welcoming feel. The renovation included new double-glazed windows and doors, a new kitchen with Silestone worktops, bespoke joinery throughout and three beautifully appointed bathrooms — two with walk-in showers and a third with a bath and shower. Gorgeous natural oak flooring flows throughout the interior, complemented by a sophisticated palette of colours from Paint & Paper Library. Wooden plantation shutters and Venetian blinds with adjustable louvres have been fitted to the windows and doors, adding to the character of the property while also helping to filter direct sunlight and keep the interior cooler during the summer months. The outdoor spaces have been given equal consideration. Both terraces have been finished with new porcelain tiles, while a separate garden terrace has been created using Ipe hardwood decking, renowned for its beauty and durability. A bespoke wooden pergola provides an inviting shaded lounge area overlooking the garden and pool, creating a wonderful setting for outdoor dining, entertaining or simply relaxing in the Marbella sunshine. The villa is entered through a beautiful antique exterior door sourced from Conely in Granada, immediately setting the tone for the character found throughout the home. To the left is a dedicated office area, leading into the bright and spacious open-plan living and dining area, which opens directly onto the terrace, garden and private swimming pool. Also on the ground floor is a good sized bedroom, bathroom and the beautifully finished kitchen. Upstairs, the exceptionally spacious principal bedroom features an en-suite shower room, while a further guest bedroom also benefits from its own en-suite shower room. A secluded upper terrace provides a peaceful place to sit and enjoy partial views towards the Mediterranean. Light-filled and surrounded by mature Mediterranean planting, the garden is rich with greenery and colour, creating a wonderfully private and tranquil setting. Despite being only moments from the beach, the villa is tucked away from the main road, giving it an unusual sense of peace and seclusion. Immaculately presented and ready to move into, this is a very special home offering relaxed Mediterranean living in one of East Marbella’s most desirable beachside locations.

Setting
- ✔ Beachside
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition
- ✔ Recently Renovated

Pool
- ✔ Private Pool

Climate Control
- ✔ Central Heating

Views
- ✔ Sea Views

Features
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Wood Flooring
- ✔ Double Glazing

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden
- ✔ Easy Maintenance Garden

Security
- ✔ 24 Hour Security

Parking
- ✔ Covered Parking

Utilities
- ✔ Electricity

Category
- ✔ Holiday Homes
- ✔ Resale