EK
ARBAT ESTATES

Sales - House - Marbella

1.400.000€

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Ref.-ID: R5498134 **Marbella** **House**

IBI: 900 EUR / year **Rubbish: 250 EUR / year** **3** **2** **110 m2** **600 m2**

Magnificent single-story villa. It features 3 bedrooms, 2 bathrooms, a kitchen, and a large living-dining room. The villa is very bright due to its southwest orientation. Built in 1971, with various renovations completed in recent years. 134 square meters according to the land registry. The remaining building coefficient is 2.40, which means another level can be added or the existing house can be expanded. The lot measures 600 m². It features a good-sized pool, a barbecue area, and a small wooden shed for storing garden and pool equipment. The access road to the villa is completely private, providing additional parking space in addition to the parking area already available on the property.

Setting
- ✔ Commercial Area
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ South Facing
- ✔ South West Orientation

Condition
- ✔ Recently Renovated

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Pool Views
- ✔ Forest Views

Features
- ✔ Near Transport
- ✔ WiFi
- ✔ Guest House
- ✔ Storage Room
- ✔ Utility Room
- ✔ Barbeque
- ✔ Double Glazing

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden
- ✔ Easy Maintenance Garden

Security
- ✔ Electric Blinds

Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Utilities
- ✔ Solar water heating