EK
ARBAT ESTATES

**Sales - House - Marbella**

**585.000€**

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











**Ref.-ID: R5506363**

**Marbella**

**House**

**5**

**3**

**200 m2**

Located in one of Marbella’s most peaceful and well-connected residential areas, this fully renovated property offers the perfect combination of an ultimate family home and a strategic investment opportunity. Its 200 m² of built space distributed over 4 levels provide unique versatility and maximum space utilization. FAMILY FOCUS & LIFESTYLE Main Floor / Social Zone: Cozy living-dining room with laminate flooring, guest toilet, and a completely renovated open-concept contemporary kitchen. Direct access to an outdoor patio with artificial lawn, ideal for al fresco dining and gatherings. Second Floor (Main Bedrooms): 3 spacious bedrooms. The master suite features a renovated private bathroom and balcony; the two secondary bedrooms have built-in wardrobes and share a second renovated designer bathroom. Top Floor (Dual-Ambience Attic): A charming space that houses an attic room with a window and storage room, along with a second independent room with exposed wooden beams and a large window (currently used as a main walk-in closet or relaxation area). It also features its own high-level terrace and an independent laundry room. Surroundings: Safe residential environment, just 5 minutes from international schools, hospitals, golf courses, and the area’s finest beaches (Los Monteros / Rio Real). INVESTOR FOCUS & RENTAL POTENTIAL Finished Open-Plan Basement: Large open-plan space renovated with wood-effect ceramic tiling. Ideal as a home gym, cinema room, private office, or convertible into a 6th bedroom / studio unit. Multi-Living Potential / Segregation: Thanks to its vertical layout, floor independence, and high number of rooms (including the 2 attic spaces and the basement), the property allows for adaptation into two independent living units or living environments, optimizing rental yield. High Demand: Strategic location with strong demand for both long-term and seasonal rentals. KEY DETAILS: - Built Area: 200 m² built (160 m² usable) | 100 m² plot - Bedrooms: 5 bedrooms + additional room (potential 6th bedroom/office) | Bathrooms: 2 full bathrooms + 1 guest toilet - Layout: 4 floors featuring an open-plan basement, dual-ambience attic, and terraces - Exteriors: Landscaped patio/porch on the main floor, independent terraces, and balcony - Orientation: West / Southwest (Direct sunlight and abundant afternoon light) - Includes: Private garage space within the complex and a storage room Location: Bello Horizonte - Lindasol, just 5 minutes from the beach and Marbella city center

**Setting**
- ✔ Town
- ✔ Close To Town

**Orientation**
- ✔ West Facing

**Condition**
- ✔ Good Condition

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

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom

**Kitchen**
- ✔ Partially Fitted Kitchen

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water