

**Продажа - Дом - Marbella**  
**489.000€**



**Ref.-ID: R5042359**

**Marbella**

**Дом**

**Коммунальные: 600 EUR / год**

**ИБИ: 659 EUR / год**

**Мусор: 280 EUR / год**



**3**



**1.5**



**109 m2**



**459 m2**

House in an idyllic urbanization between Elviria and Ricmar in the eastern part of Marbella – 1,5 km from the beach. Peaceful living in a tranquil neighborhood in the east, not far from the centre of Marbella: approximately 459m<sup>2</sup> of land with a current constructed area of approximately 109m<sup>2</sup>. The solidly built house offers a large southwest-facing terrace with unobstructed views, a large living room, two bedrooms, a bathroom, and a kitchen. A separate living unit on the ground floor with its own entrance, toilet, and private terrace offers independent use – ideal for partial rental or guest accommodation. The house is ready to move into at any time – but renovations are necessary (sanitary facilities, terrace, and the entire ground floor). In any case, this property has a lot of potential. A house with character. We would be happy to present the property to you in person.

**Расположение**

- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Близко к школам

**ОРИЕНТАЦИЯ**

- ✓ Юго-восток

**Состояние**

- ✓ Нужен ремонт

**Климат-контроль**

- ✓ Камин

**ВИД**

- ✓ Море

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Кладовка

**Мебель**

- ✓ Без мебели

**Кухня**

- ✓ Полностью оборудованная

**Сад**

- ✓ Приватный

**меры безопасности**

- ✓ Сигнализация

**Парковка**

- ✓ Гараж
- ✓ Приватная