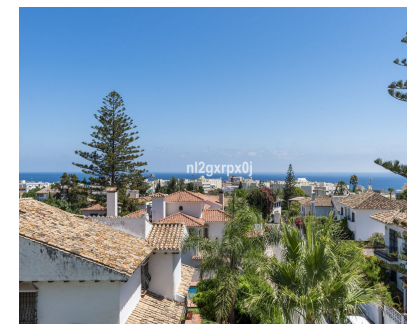


Продажа - Дом - Marbella  
3.200.000€



Ref.-ID: R5249758

Marbella

Дом

ИБИ: 1,939 EUR / год

Мусор: 125 EUR / год



3



3



398 m2



553 m2

Modern Villa in Marbella. This villa represents an good opportunity to enjoy modern luxury in one of Marbella's most sought-after central addresses. to a high level of comfortable living, and plenty of privacy, within walking distance to the beautiful old town, beaches, central market, banks, farmacies, restaurants, shops, and all types of services, it offers the convenience living in a quite area of the city. The property sits on a 553 m<sup>2</sup> plot with 398 m<sup>2</sup> of built space and 197 m<sup>2</sup> of terraces. It features one bedroom in the ground floor, guest toilet, in the frist floor we find a very wide master bedroom with bathroom en suite, with connections prepared for a fourth bedroom. And in the semi-basement is the 3 bedroom with a fully bathroom, and is also posible to organise a fifth bethroom with bathroom ensuite in this level, ample gym and engine room complete this level. Interiors are designed with oak parquet floors and natural stone, while the open-plan kitchen includes a stainless-steel island and premium appliances from Miele, Neff, and Siemens. Outdoor spaces invite year-round enjoyment with four terraces, easy manintenace garden, and a saltwater pool equipped with counter-current system, lighting, and cleaning jets. From the first floor upwards, panoramic views embrace Marbella, La Concha, Gibraltar, and the mountains of Morocco. Additional highlights include: Alarm system and outside cameras Solar panel system (6 panels) Split air con (warm-cold) Underfloor heating throughout the house Insulated glass windows and sliding doors Video-intercom Decalcification system Water pressure control Grohe filter faucets RED and BLUE

**Расположение**

- ✔ Город
- ✔ Рядом с магазинами
- ✔ Рядом с морем
- ✔ Близко к школам

**Особенности**

- ✔ Крытая терраса
- ✔ Встроенные шкафы
- ✔ Рядом с транспортом
- ✔ Приватная терраса
- ✔ Солярий
- ✔ Тренажерный зал
- ✔ Игровая комната
- ✔ Подсобное помещение
- ✔ Ванная комната
- ✔ Деревянные полы
- ✔ Двойные стеклопакеты
- ✔ Подвал
- ✔ Оптическое волокно

**Коммунальные услуги**

- ✔ Электричество
- ✔ Питьевая вода
- ✔ Солнечный нагрев воды

**ОРИЕНТАЦИЯ**

- ✔ Юг

**Мебель**

- ✔ Без мебели

**Категория**

- ✔ Описанная за долги  
недвижимость
- ✔ Дома для отдыха
- ✔ Инвестиции
- ✔ Современного

**Состояние**

- ✔ Отличное

**Кухня**

- ✔ Полностью оборудованная

**бассейн**

- ✔ Приватный

**Сад**

- ✔ Приватный

**Климат-контроль**

- ✔ Кондиционер
- ✔ Кондиционер холодного  
воздуха
- ✔ Кондиционер горячего воздуха
- ✔ Центральное отопление
- ✔ Полы с подогревом

**меры безопасности**

- ✔ Домофон
- ✔ Сигнализация

**ВИД**

- ✔ Море
- ✔ Горы
- ✔ Панорамный
- ✔ Город

**Парковка**

- ✔ Приватная