

Продажа - Дом - Marbella
1.679.000€



Ref.-ID: R5450497

Marbella

Дом

ИБИ: 982 EUR / год

Мусор: 278 EUR / год



5



4



279 m2



1052 m2

Andalusian-style villa with a mature tropical garden, a unique residence designed for year-round outdoor living. Located in Real Panorama, the property offers the perfect balance between natural tranquility and urban convenience, situated just 3 km east of downtown Marbella and 1.5 km from the beaches and the scenic Senda Litoral coastal path. This property features 279 m² of built area (including storage and a garage) and is set on a spacious private plot of 1,052 m² with a good-sized swimming pool measuring 58 m². It is a home that combines space, natural light, and a unique setting—ideal for those seeking serenity without sacrificing modern comforts, or as a prime high-value investment. Upon entering the main floor, you are welcomed into a generous, light-filled space where the living area flows effortlessly into the kitchen. Marble flooring extends throughout, while a fireplace anchors the room, giving it the welcoming feel of a true home. With direct access to the outdoor kitchen, the covered terrace, and lush garden beyond, the layout perfectly captures the essence of Marbella's lifestyle: a seamless connection between indoor and outdoor spaces. The villa offers 5 bedrooms across two floors, each with its own distinct character. On the main floor, two bedrooms feature parquet flooring, built-in wardrobes, and air conditioning. Upstairs, the three remaining bedrooms take full advantage of the property's elevated position. The master suite is exceptionally spacious, with room for a private sitting area, and includes an en-suite bathroom with both a bathtub and shower. A second bedroom opens onto its own private balcony with mountain views, while the third looks out toward the sea—two magnificent, contrasting backdrops to wake up to. While the indoor kitchen integrates smoothly into the main floor, the true centerpiece for entertaining is the fully equipped outdoor kitchen. Complete with an oven, barbecue, kitchen area, laundry space, and toilet. This is a fully functional 69 m² outdoor living space, designed for year-round enjoyment—whether hosting a long Sunday family lunch or evening drinks as the sun sets behind the mountains. The fruit orchard is extraordinary by any standard. Fully productive and thoughtfully planted, it features two avocado trees, four fig trees, two mango trees, two orange trees, two grapevines, a lemon tree, a papaya, a loquat, and a peach tree. An automated irrigation system keeps the garden in pristine condition year-round, even when you are away. Enjoying fresh, home-grown seasonal fruit for much of the year is one of those simple everyday luxuries that quickly becomes irreplaceable. Additionally, solar panels significantly reduce energy consumption and operating costs, while a 39 m² garage and a 33 m² storage room add exceptional practical value. We warmly invite you to book a viewing with us!

Расположение

- ✓ Пригородная
- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Урбанизация

Особенности

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ WiFi
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Деревянные полы
- ✓ Мраморные полы
- ✓ Барбекю
- ✓ Двойные стеклопакеты
- ✓ Оптическое волокно

Коммунальные услуги

- ✓ Фотоэлектрические солнечные панели
- ✓ Солнечный нагрев воды

ОРИЕНТАЦИЯ

- ✓ Север
- ✓ Восток
- ✓ Юг
- ✓ Запад

Мебель

- ✓ Без мебели

Категория

- ✓ Инвестиции
- ✓ Перепродажа

Состояние

- ✓ Хорошее

Кухня

- ✓ Полностью оборудованная

бассейн

- ✓ Приватный

Сад

- ✓ Приватный

Климат-контроль

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха
- ✓ Камин

меры безопасности

- ✓ Домофон
- ✓ Сигнализация

ВИД

- ✓ Море
- ✓ Горы
- ✓ Сад
- ✓ Бассейн
- ✓ Двор
- ✓ Город
- ✓ Улица

Парковка

- ✓ Гараж
- ✓ С навесом
- ✓ Более чем один
- ✓ Приватная