

**Продажа - Дом - Marbesa**  
**2.400.000€**

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



**Ref.-ID: R5180173**

**Marbesa**

**Дом**

**Коммунальные: 408 EUR / год**

**ИБИ: 1,957 EUR / год**

**Мусор: 278 EUR / год**



**6**



**4**



**321 m2**



**497 m2**

Just listed: A stunning beach Villa located in Marbesa, one of the most prestigious areas of Marbella! This villa blends contemporary elegance with unrivalled comfort, featuring a private pool, cinema room, pre-installed underfloor heating, private parking for two cars, and sun-drenched terraces just steps from the Mediterranean. Only a 30-second walk to the beach yet set in a peaceful residential area with top restaurants and popular beach bars on the doorstep, this property appeals to everyone, from family living to investment (a full tourist license is already in place) or simply as a beautiful holiday home to enjoy. This impressive 6-bedroom, 4-bathroom villa offers everything from a spacious living room with working fireplace, a fully fitted kitchen, and a cinema room, to a private pool set in manicured, low-maintenance gardens. The villa is distributed over three floors: Main entry level: A bright lounge with fireplace and access to a beautiful terrace and pool area with ample dining and sunbathing space. The kitchen is fully equipped with dining table and chairs, and this level also includes a bedroom and bathroom, ideal for elderly guests, those with reduced mobility, or as a home office. Upper level: Three well-presented double bedrooms, including the master with en-suite bathroom and access to a 36m² terrace offering breathtaking sea views and vistas of the historical 18th-century Torreón de Lance de las Cañas. Lower level: An impressive cinema room, two additional double bedrooms, a bathroom, and a self-contained kitchen/utility area, perfect for guests or staff. Additional features include pre-installed underfloor heating, solar panel hot water, private parking for two cars, a fully fitted alarm system and 24-hour security. Whether as a permanent residence, a lucrative investment, or a dream holiday retreat, this villa represents the very best of Marbella’s beachside living.

|                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                              |                                                                                                                 |                                                                                                                               |                                                                                                                                                                                                                 |                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Расположение</b> <ul style="list-style-type: none"><li>✓ На побережье</li><li>✓ Рядом с морем</li></ul>                                                                                                                                                                                                                             | <b>ОРИЕНТАЦИЯ</b> <ul style="list-style-type: none"><li>✓ Юг</li></ul>                                                                                                       | <b>Состояние</b> <ul style="list-style-type: none"><li>✓ Отличное</li><li>✓ Недавно отремонтированная</li></ul> | <b>бассейн</b> <ul style="list-style-type: none"><li>✓ Приватный</li></ul>                                                    | <b>Климат-контроль</b> <ul style="list-style-type: none"><li>✓ Кондиционер</li><li>✓ Кондиционер холодного воздуха</li><li>✓ Кондиционер горячего воздуха</li><li>✓ Камин</li><li>✓ Полы с подогревом</li></ul> | <b>ВИД</b> <ul style="list-style-type: none"><li>✓ Море</li><li>✓ пляж</li><li>✓ Панорамный</li><li>✓ Бассейн</li></ul>                  |
| <b>Особенности</b> <ul style="list-style-type: none"><li>✓ Крытая терраса</li><li>✓ Встроенные шкафы</li><li>✓ Приватная терраса</li><li>✓ Спутниковое телевидение</li><li>✓ Игровая комната</li><li>✓ Подсобное помещение</li><li>✓ Ванная комната</li><li>✓ Мраморные полы</li><li>✓ Двойные стеклопакеты</li><li>✓ Подвал</li></ul> | <b>Мебель</b> <ul style="list-style-type: none"><li>✓ Полностью меблированный</li></ul>                                                                                      | <b>Кухня</b> <ul style="list-style-type: none"><li>✓ Полностью оборудованная</li></ul>                          | <b>Сад</b> <ul style="list-style-type: none"><li>✓ Приватный</li><li>✓ Ландшафтный дизайн</li><li>✓ Простой в уходе</li></ul> | <b>меры безопасности</b> <ul style="list-style-type: none"><li>✓ Электрические жалюзи</li><li>✓ Домофон</li><li>✓ Сигнализация</li><li>✓ Охрана 24 часа</li></ul>                                               | <b>Парковка</b> <ul style="list-style-type: none"><li>✓ Гараж</li><li>✓ С навесом</li><li>✓ Более чем один</li><li>✓ Приватная</li></ul> |
| <b>Коммунальные услуги</b> <ul style="list-style-type: none"><li>✓ Электричество</li><li>✓ Питьевая вода</li><li>✓ Телефон</li><li>✓ Солнечный нагрев воды</li></ul>                                                                                                                                                                   | <b>Категория</b> <ul style="list-style-type: none"><li>✓ Первая линия пляжа</li><li>✓ Дома для отдыха</li><li>✓ Инвестиции</li><li>✓ Элитная</li><li>✓ Перепродажа</li></ul> |                                                                                                                 |                                                                                                                               |                                                                                                                                                                                                                 |                                                                                                                                          |