EK
ARBAT ESTATES

Продажа - Дом - Marbella

2.100.000€

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











Ref.-ID: R5537800 **Marbella** **Дом**

4 **4** **313 m2** **1107 m2**

EXCLUSIVE DETACHED VILLA WITH PRIVATE POOL AND SPACIOUS GARDEN, JUST MINUTES FROM MARBELLA TOWN CENTRE Magnificent detached villa offering 313 m² of total built area on a private 1,100 m² plot, situated in a sought-after residential area of Marbella. This attractive property combines generous living spaces, privacy and an excellent location, just a few minutes from Marbella town centre, with easy access to shops, restaurants, leisure facilities and all essential amenities. The villa stands out for its spacious interiors, practical two-storey layout and wonderful outdoor areas, perfect for enjoying the Mediterranean lifestyle throughout the year. Outside, the property features a large private garden, swimming pool, recreational areas and private parking for several vehicles. An ideal setting for relaxing, entertaining family and friends, or simply enjoying peace and privacy. PROPERTY LAYOUT The property offers a total built area of 313 m², comprising two main floors and additional built areas. Ground Floor – Approximately 130 m² A spacious entrance hall leads to the main living areas, including a generous lounge, separate dining room, kitchen, utility room and guest toilet. One of the property's most impressive features is its spectacular covered terrace of approximately 90 m², providing the perfect setting for outdoor dining, entertaining guests or relaxing while overlooking the garden and swimming pool. First Floor – Approximately 117 m² The sleeping accommodation comprises four bedrooms, a dressing room and three bathrooms, providing comfortable and functional living spaces for the whole family. AN EXCEPTIONAL PROPERTY IN MARBELLA Set on a generous 1,100 m² plot, this villa offers an attractive combination of outdoor space, privacy and proximity to Marbella town centre. Its practical layout, spacious terraces, private garden and swimming pool make it an excellent choice as either a permanent family residence or a holiday home on the Costa del Sol. A wonderful opportunity to acquire a detached villa with generous living spaces, a substantial private plot and an excellent location, enjoying the tranquillity of a residential neighbourhood without sacrificing easy access to central Marbella. For further information or to arrange a private viewing, please contact My Home Benalmádena. We will be delighted to assist you. LEGAL INFORMATION The advertised sale price includes the estate agency fees payable by the seller. It does not include taxes or purchase-related expenses legally payable by the buyer, such as Property Transfer Tax (ITP), notary and Land Registry fees, or mortgage-related costs, where applicable. Property documentation and information are available to consumers in accordance with Decree 218/2005 of 11 October, issued by the Regional Government of Andalusia, concerning consumer information in residential property sales and lettings.

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

ОРИЕНТАЦИЯ
- ✔ восток
- ✔ на юг
- ✔ запад

Состояние
- ✔ Хорошее состояние

бассейн
- ✔ Частный бассейн

Климат-контроль
- ✔ Кондиционер
- ✔ Полы с подогревом

ВИД
- ✔ Сад Просмотров
- ✔ бассейн Просмотров

Особенности
- ✔ Встроенные шкафы
- ✔ Рядом с транспортом
- ✔ Приватная терраса
- ✔ Солярий
- ✔ Подсобное помещение
- ✔ Ванная комната
- ✔ Двойные стеклопакеты

Мебель
- ✔ Полностью меблированный

Кухня
- ✔ Полностью оборудованная кухня

Сад
- ✔ Частный сад

меры безопасности
- ✔ Сигнализация

Парковка
- ✔ Открытая парковка
- ✔ Несколько парковки
- ✔ Частная парковка

Коммунальные услуги
- ✔ Электричество

Категория
- ✔ Элитная