



## VILLA IN MARBESA, MARBELLA

Urb. Marbesa, Marbella, Málaga, España

**3.100.000 €**



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### The essentials

**Area:** 498 m<sup>2</sup>

**Plot:** 682

**Bathrooms:** 4 baths

**Floors:** 3 floors

**Storage room:** 1

**Status:** Excellent

**ID property:** C380V

**Lot size:** 445 m<sup>2</sup>

**Bedrooms:** 4 beds

**Toilets:** 1 half bath

**Garage:** 3

**CEE:** En Trámite

**Category:** Detached Houses, Villa

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## Main features

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Double glazed windows, Furnished kitchen, Parking, Pool, Private Garden, Security door, Storage room, Terrace, Villa

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Fortuny Hogares Únicos presents this luxury villa in Marbesa, Marbella. A beautiful property with sea views, large swimming pool and private garden,

### Location

The beautiful and warm villa located in the exclusive urbanization of Marbesa, Marbella. A quiet residential area in a privileged enclave, just 50 metres from the beach. In the surrounding area, you will find various shops, restaurants, hotels and a wide range of tourist offers throughout the year and just a few minutes drive from the historic centre of Marbella, where you can enjoy its beautiful streets and a wide range of gastronomic, cultural and leisure activities. It has an excellent and close connection to the A-7 motorway, Malaga city is only 40 minutes away by car, and the international airport is only 30 minutes away.

### Distribution

The villa is south facing and sits on a large plot of 682m<sup>2</sup>, with a total built area of 498m<sup>2</sup>, 445m<sup>2</sup> usable area and is distributed over three magnificent floors:

### Ground floor

It consists of 125m<sup>2</sup> built and is distributed in a porch that gives access to the house, an entrance hall, a spacious living-dining room with large windows that provide plenty of natural light, a fully fitted open plan kitchen, a bedroom with a bathroom en suite, a guest toilet, two terraces of 33m<sup>2</sup>. From the living room, there is access to the private garden and pool area, where you can relax and enjoy the warm Mediterranean climate.

### First floor

Consists of 108m<sup>2</sup> built. It is distributed in the master bedroom with fitted wardrobes and an en-suite bathroom. Two bedrooms with fitted wardrobes, both with en-suite bathrooms and a terrace of 11m<sup>2</sup> with views of the Mediterranean Sea.

### Basement floor

180m<sup>2</sup> of constructed area and is distributed in one bedroom with an en-suite bathroom, a garage area with capacity for three vehicles, and a storage room.

### Solarium

On the solarium floor, we find the installation of solar panels.

### Qualities

The property has excellent qualities: marble floors inside, non-slip porcelain stoneware floors outside and a fitted kitchen equipped with top-brand appliances, air conditioning hot/cold, and solar panels.

### Outdoor areas

The outdoor areas have gardens with natural grass, mature vegetation and a magnificent swimming pool.

### Contact us

We present a spectacular villa in Marbesa, Marbella, where you will enjoy a quiet life and a step away from the beach. For further information, please do not hesitate to contact us. We will be happy to assist you.

