

## Villa zum Verkauf in Marbella, Costa del Sol

4 Schlafzimmer | 2 Badezimmer | 273 m<sup>2</sup> Wohnfläche | 1,283 m<sup>2</sup> Landfläche | Garage Ya | Garten Ya | Pool Ya  
€ 1,350 IBI | € 600 Community fees



### Beschreibung der Immobilie

- A Private Oasis in Marbella -

Exclusive villa in Marbella located just 5 minutes walking from the beach, in a privileged area that combines tranquility, privacy, and proximity to the sea. The property offers 273 m<sup>2</sup> built and is currently distributed over two floors, with the possibility of adding an additional level, providing excellent potential for expansion and value appreciation.

Inside, the villa features four spacious and very bright bedrooms and two full bathrooms. The living and dining area is large and filled with natural light, thanks to its excellent south-facing orientation, allowing sunlight throughout the day and offering open and panoramic views. The fully equipped kitchen also offers the possibility of being opened to the living room in the future, creating a modern open-plan space.

The property enjoys three private terraces, two of them covered, as well as a pleasant chill-out terrace and a solarium of approximately 50 m<sup>2</sup>, perfect for relaxing or creating an a