



## HOUSE 3 BEDROOMS 2 BATHROOMS IN MARBESA

 Marbesa

REF# R5162629 1.595.000 €

BEDS	BATHS	BUILT	PLOT	TERRACE
3	2	309 m <sup>2</sup>	400 m <sup>2</sup>	1085 m <sup>2</sup>

Less than a short 5-minute stroll to the beach and only 10 minutes from Marbella's vibrant centre, this beautifully designed villa sits in the peaceful, upscale neighbourhood of Marbesa. Known for its privacy, charm, and close proximity to the sea, Marbesa offers the ideal blend of laid-back beachside living and easy access to the best of the Costa del Sol.

Set on a 400 m<sup>2</sup> plot, the villa is newly built and effortlessly combines modern comfort with relaxed elegance. With 3 bedrooms and 2 bathrooms spread across three levels, there's plenty of space to unwind, entertain, or enjoy quiet moments with family and friends.

One of the standout features is the rooftop terrace with its own heated pool, perfect for sunset swims or simply soaking in the enviable views that stretch all the way to Gibraltar and Africa. Downstairs, there is a garden-level infinity pool and low-maintenance outdoor space.

Inside, the open-plan living area and kitchen are bright and welcoming, with large windows framing the coastline. Two bedrooms and bathrooms on the garden level offer direct access to the outdoors, while a third bedroom and private garage are tucked away on the lower floor.

With high-quality finishes throughout, the villa includes air conditioning, heating, electric shutters, and

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double glazing. There's also a sauna, Jacuzzi, and barbecue area, ideal for enjoying the Marbella lifestyle year-round.

Whether you're looking for a full-time home or a savvy investment, this property also comes with a tourism license and a proven track record as a successful holiday rental.

### Highlights:

Heated rooftop pool with panoramic sea views

Garden-level infinity pool and low-maintenance outdoor space

Quiet, private location in sought-after Marbesa

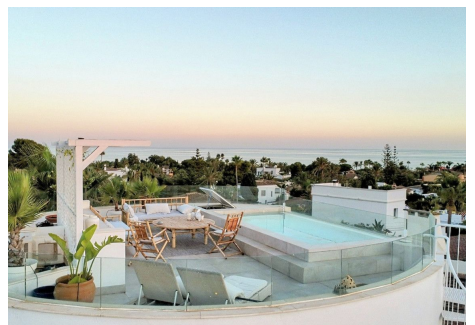
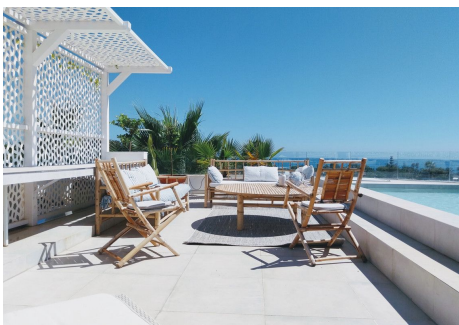
400m from the beach, 10 minutes to Marbella centre

Rooftop solarium, sauna, Jacuzzi, and BBQ

Air conditioning, heating, and secure garage

Tourism license with strong rental history

This villa is a true gem for those who appreciate stylish coastal living with a relaxed, luxurious feel.



+34 951 123 083 | +44 (0)330 179 8687 | [info@idiliqestates.com](mailto:info@idiliqestates.com) Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andalucía



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