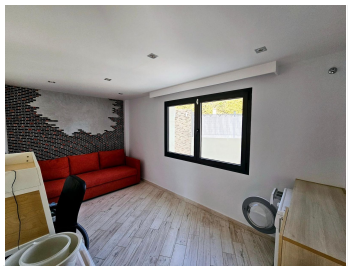
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HOUSE 4 BEDROOMS 4 BATHROOMS IN MARBELLA

Marbella

REF# R5537800 2.100.000 €

BEDS	BATHS	BUILT	PLOT	TERRACE
4	4	313 m²	1107 m²	100 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.

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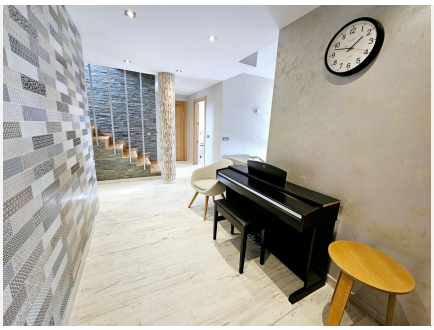








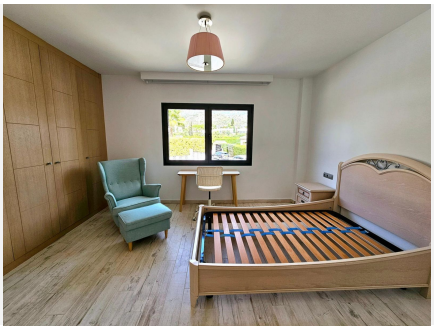





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