

# IDILIQ

ESTATES



R4836889

📍 Marbella

REF# R4836889 2.350.000 €

BEDS

5

BATHS

6

BUILT

339 m<sup>2</sup>

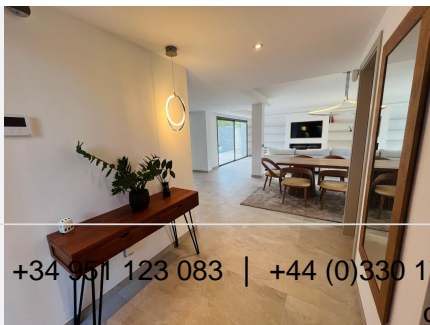
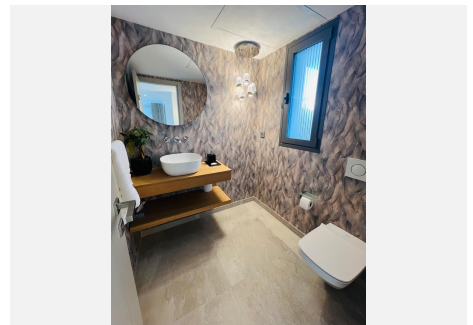
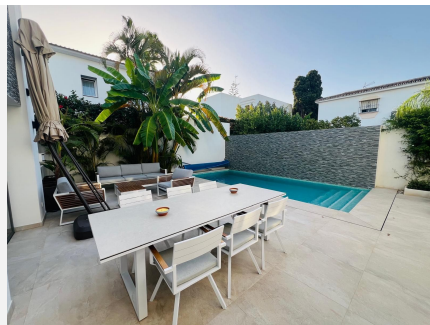
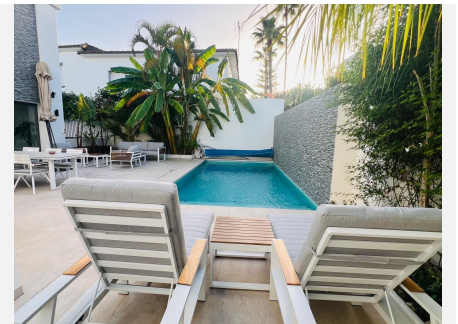
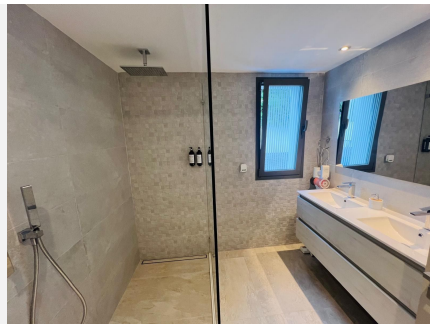
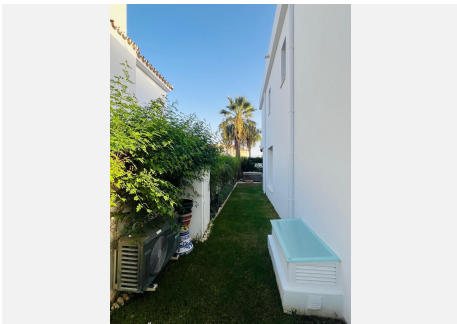
Detached Villa, Marbella, Costa del Sol. 5 Bedrooms, 6 Bathrooms, Built 339 m<sup>2</sup>. Setting : Town, Commercial Area, Beachside, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Marina. Orientation : North. Condition : Excellent, New Construction. Pool : Private. Climate Control : Air Conditioning, Hot A/C, Cold A/C. Views : Sea, Mountain, Pool, Courtyard, Urban, Street. Features : Covered Terrace, Private Terrace, Gym, Storage Room, Utility Room, Ensuite Bathroom, Marble Flooring, Bar, Restaurant On Site. Furniture : Fully Furnished. Kitchen : Fully Fitted. Garden : Private. Security : Entry Phone. Parking : Garage, Covered, Private. Utilities : Electricity, Telephone. Category : Holiday Homes, Luxury. Beautiful 5-bedroom renovated modern villa in a quiet residential area of Marbella, within walking distance to everything. Key Features: Prime Location: Just a 10-minute walk to the historic old town and a 12-minute walk to the beach. Convenience: Hundreds of restaurants and shopping options within walking distance, and a short drive to La Canada shopping mall and Puerto Banus. Spacious: 339 m<sup>2</sup> built area in total including larger useful basement Bedrooms: 5 bedrooms (4 finished, with the 5th bedroom in the basement currently being refurbished at the seller's expense). All bedrooms have electric blinds Ample Bathrooms: 6 toilets (5 of them are full bathrooms). Luxury Amenities: Outdoor heated pool and new jacuzzi. Parking: Partly covered private parking. Energy Efficiency: Solar panels on the roof

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reducing electricity costs. Climate Control: Full air conditioning on the ground and first floors, with air conditioning being implemented in the basement (covered by the seller). Modern Living Spaces: Ground floor features a large kitchen and living room with open windows to the terrace and pool, a toilet, and one bedroom/office with an ensuite bathroom. Private Retreats: First floor has 3 bedrooms, each with its own ensuite bathroom and terrace as well as electric blinds in all rooms for quiet nights Versatile Basement: Large basement with multiple rooms, including the 5th bedroom, gym, laundry room, bathroom, storage room, open outdoor patio, and a big living room/game room area. Lush green areas: Garden area in front with various green features such as olive tree, lemon and lime trees and green back. Backyard with pool, terrace and lots of green features including a banana tree, Automatic sprinkler system in garden. Fully Furnished: New modern furniture inside and outside. Potential for Expansion: Potential for a smaller patio on roof (Discussion with architect ongoing). Investment Opportunity: Ideal as a residence in Marbella or for rental throughout the year due to its proximity to Marbella old town, beach and many restaurants (Rental license in place) Security: Security cameras in place, with the option to continue with the existing security company. Recreation: Near a larger tennis and padel club and parks. Accessibility: Close to the AP-7 highway for easy access to all of Costa Del Sol, with Malaga airport only a 35-minute drive away. Plenty of storage space: Built-in wardrobes in all bedrooms and a storage room in the basement. Schools: Schools in walking distance with English speaking Montessori school within 3 minutes walk Views: View to La Concha mountain



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