

## Sales - House - Marbesa

# 2.590.000€

Marbesa

House

IBI: 2,604 EUR / year



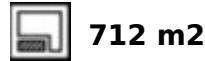
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582 m2



712 m2

This independent villa in exclusive Marbesa is an architectural masterpiece that will transport you to a world of elegance and sophistication. With 534 square meters of living space distributed over three floors and a 710 square meter plot, this property is an oasis of spaciousness and light. Its southwest orientation guarantees sun throughout the day, allowing natural light to flood every corner of this villa. Inside, you will discover five spacious rooms, designed to provide privacy and comfort to its residents and guests. In its distribution, we can also find five designer bathrooms, an impressive double-height living room, a modern integrated kitchen, a games room, and you can also exercise in the training room. This property has been built with high-quality materials, taking maximum care of every detail. It is equipped with an alarm and a home automation system, and the air conditioning is through ducted air conditioning with an independent thermostat on each floor. Energy efficiency is a priority here, thanks to the solar panels on the roof, making this villa environmentally friendly. But the true magic of this property unfolds on its exterior. A lush garden surrounds a swimming pool that invites you to immerse yourself in crystal-clear waters and enjoy the warm sun of the Costa del Sol. Privacy is total, allowing you to enjoy moments of peace and tranquillity in your own paradise. Plus, the location is perfect. You're just steps away from renowned golf courses and the famous Nikki Beach restaurant, meaning entertainment and fun are always within reach. In short, this villa is the symbol of Mediterranean luxury. It is a place where dreams come true and where every day becomes an extraordinary experience. Recently refurbished.

### Setting

- ✓ Commercial Area
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Urbanisation

### Orientation

- ✓ South West

### Condition

- ✓ Excellent
- ✓ Recently Renovated

### Pool

- ✓ Private

### Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Central Heating
- ✓ Fireplace
- ✓ U/F/H Bathrooms

### Views

- ✓ Sea
- ✓ Mountain
- ✓ Beach
- ✓ Pool

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ WiFi
- ✓ Gym
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Barbeque
- ✓ Fiber Optic

### Furniture

- ✓ Fully Furnished

### Kitchen

- ✓ Fully Fitted

### Garden

- ✓ Private
- ✓ Landscaped
- ✓ Easy Maintenance

### Security

- ✓ Electric Blinds
- ✓ Alarm System

### Parking

- ✓ Garage
- ✓ Private

### Utilities

- ✓ Photovoltaic solar panels
- ✓ Solar water heating

### Category

- ✓ Golf
- ✓ Investment
- ✓ Luxury

























































































































































