

## Sales - House - Marbella

# 1.290.000€

**Marbella**

**House**

**Community: 360 EUR / year**

**IBI: 1,769 EUR / year**

**Rubbish: 185 EUR / year**



Charming villa for sale in Marbella, quiet area and 5 minutes from the city center, close to schools, bus station, tennis and paddle tennis club and easy access to the highway. Built with high quality materials, beautiful distribution, it has an Ibizan style that gives it a special charm. The ground floor is made up of a spacious living room with a fireplace open to the dining room and a spacious kitchen with an office, all connected, which provides modernity and comfort. From all the rooms we can enjoy a wonderful south-facing garden and a beautiful swimming pool with a dining area. In the ground floor there are two bedrooms and two bathrooms. One of them with kitchen and bathroom on suite. On the first floor we find a reading area and a TV room with access to the master bedroom with an en-suite bathroom and dressing room. You can build another master bedroom in the first floor. Without a doubt, a very charming villa a stone's throw from the center.

### Setting

- ✓ Town
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

### Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C

### Garden

- ✓ Private

### Category

- ✓ Investment
- ✓ Luxury
- ✓ Resale

### Orientation

- ✓ South

### Views

- ✓ Garden
- ✓ Pool

### Security

- ✓ Entry Phone

### Condition

- ✓ Excellent

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Guest Apartment
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing

### Parking

- ✓ Private

### Pool

- ✓ Private

### Kitchen

- ✓ Fully Fitted

### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Gas











































