

## Продажа - Дом - Marbella

# 2.895.000€

Marbella

Дом

Коммунальные: 3,960 EUR / год

ИБИ: 2,206 EUR / год

Мусор: 278 EUR / год



6



5.5



370 m2



653 m2

Welcome to this exclusive modern villa located in eastern Marbella, a place where luxury meets proximity to the sea, mountains, shopping, and Marbella town. This dream home offers a total of six bedrooms and five bathrooms, as well as a guest toilet. Nearly all bedrooms have en-suite bathrooms, ensuring both privacy and comfort for all residents. The villa's open floor plan, combined with the state-of-the-art kitchen, creates an airy and spacious atmosphere. The large sliding doors between the living room and the terrace make it possible to open up the entire lower floor, blurring the lines between indoor and outdoor spaces. This creates a seamless transition to the stunning outdoor environment, where you can enjoy the private pool and lush surroundings. On the basement level, there are two bedrooms, both with en-suite bathrooms, a practical laundry room, the potential to build a fully equipped gym, and an impressive bar with an adjoining wine room—perfect for entertainment and relaxation. The upper floor features three bedrooms and two bathrooms, with all bedrooms having access to a large balcony. Here, you can enjoy the evening sun or admire the breathtaking views of the sea and the surrounding mountains. The generous plot offers a private pool, large green areas, plenty of storage space, and a parking area. This is a home that combines style, comfort, and luxury in the best possible way.

### Расположение

- ✓ Город
- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Урбанизация

### Климат-контроль

- ✓ Кондиционер
- ✓ Центральное отопление

### Сад

- ✓ Приватный

### ОРИЕНТАЦИЯ

- ✓ Юго-запад

### ВИД

- ✓ Море
- ✓ Горы
- ✓ Сельская местность
- ✓ Сад
- ✓ Бассейн
- ✓ Лес

### меры безопасности

- ✓ Сейф

### Состояние

- ✓ Отличное

### Особенности

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Игровая комната
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Двойные стеклопакеты
- ✓ Подвал

### Парковка

- ✓ Приватная

### бассейн

- ✓ Приватный

### Мебель

- ✓ По желанию

### Категория

- ✓ Элитная
- ✓ Перепродажа













































