



## SAMOSTATN? STOJÍCÍ VILA 3 LOŽNICE

📍 Marbella

**REF# R4891363 – 1.300.000€**

Community

1200 €/YEAR



3

Ložnice



2

Koupelny



135 m<sup>2</sup>

Built



903 m<sup>2</sup>

Plot

RARE OPPORTUNITY!

## VILLA SET WITHIN THE PRESTIGIOUS FOUR SEASONS RESORT

This delightful 3 bedrooms, 2 bathroom detached traditional villa is set within a prime location offers a perfect opportunity for reform.

Just a short walk from La Finca de Marbella urbanization and a mere 4-minute stroll to the beach, promenade, and Mediterranean Park. The villa's location offers excellent connectivity, with Marbella centre just a 30-minute walk along the promenade, or 5 min drive.

The property is one of 3 villas with private access within the Four Seasons Resort, ensuring privacy, tranquillity and security. SIMILIAR VILLAS ARE BEING SOLD FOR €2,500,000!

As you arrive at this South West facing villa, you are greeted with a gated entrance and driveway, with ample parking, leading to a private garage.

The Garden plot (903sqm) is surrounded by mature planting, with avocado and orange trees, giving the property a "Romantic" feel. With several covered terraces, giving shade from the all day sun.

Set within the grounds, you also have a generous sized private pool (auto refill), with outdoor shower area. Also to the rear of the property you have a separate BBQ kitchen area with wrap around terracing (there is also a separate entrance). Also the benefit of an outdoor fireplace for those cool winter nights.

This one level villa, also offers a roof top solarium with open sea and mountain views, with the potential for extension (permissions in place). The views are outstanding!

As you enter the property, you have an open plan living area, with lots of natural light. The potential to open up the living spaces, would create a spacious environment. The kitchen whilst being small, also has the opportunity to extend. You also have a separate entrance form this area, leading to a further external entrance (within Four Season Resort). The 3 bedrooms, including both bathrooms, would benefit from updating.

The 100pcm community fees also includes water, and includes a water deposit, ensuring the property is always well serviced.

\*\*\*\*\*THIS IS A PERFECT INVESTMENT FOR REFORM IN A WELL ESTABLISHED URBANISATION.\*\*\*\*\*

FULL VIDEO AVAILABLE ON REQUEST













