



## SAMOSTATN? STOJÍCÍ VILA 4 LOŽNICE

📍 Marbesa

REF# R5297731 – 2.450.000€

IBI

1912 €/YEAR

Garbage

280 €/YEAR

Community

948 €/YEAR



4

Ložnice



3

Koupelny



258 m<sup>2</sup>

Built



915 m<sup>2</sup>

Plot



52 m<sup>2</sup>

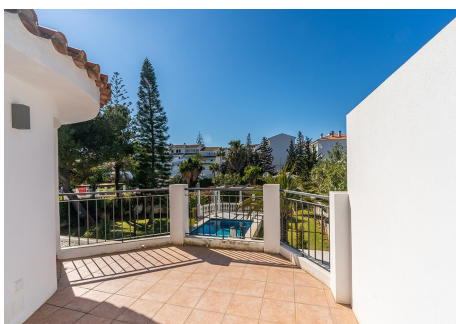
Terrace

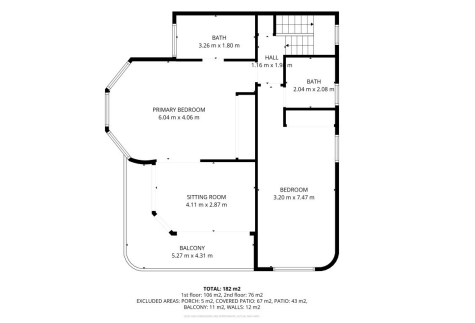
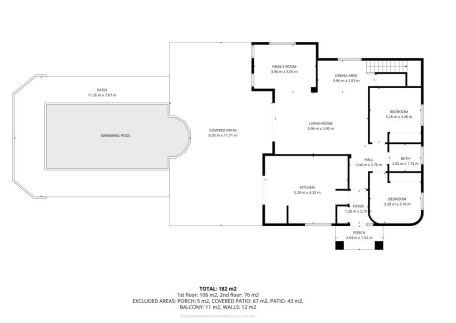
Just 50 metres from the beach, this beautifully renovated and modernised four bedroom, three bathroom villa is set on a spacious, flat plot featuring a large swimming pool and lush mature garden. The property boasts a fully upgraded kitchen and bathrooms, as well as electric central heating for year-round comfort, a private garage and a separate small guest accommodation – ideal for visitors or staff. ———

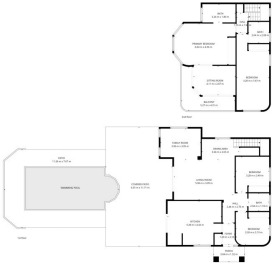
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**D** | Avda. Ricardo Soriano, 72, Edif. Golden B, 1ª Planta, (29601) Marbella, Málaga, España.

Located in one of Marbella's most desirable beachside areas, everything is on your doorstep – restaurants, cafés and a supermarket all within walking distance.

An exceptional opportunity in a prime location. A must-see property.







TOTAL: 182 m<sup>2</sup>  
1st Floor: 130 m<sup>2</sup>, 2nd Floor: 25 m<sup>2</sup>  
EXCLUDED AREA: PORCH: 5 m<sup>2</sup>, COVERED PATIO: 47 m<sup>2</sup>, PATIO: 43 m<sup>2</sup>  
BALCONY: 11 m<sup>2</sup>, TERRACE: 11 m<sup>2</sup>