



## SAMOSTATN? STOJÍCÍ VILA 4 LOŽNICE

📍 Rincón de la Victoria

REF# R5298661 – 685.000€

IBI

495 €/YEAR



4  
Ložnice



3  
Koupelny



187 m<sup>2</sup>  
Built



400 m<sup>2</sup>  
Plot



30 m<sup>2</sup>  
Terrace

Stunning detached villa with sea views in Serramar

This detached villa boasts 187 m<sup>2</sup> built area and 162 m<sup>2</sup> of living space, with a south-facing orientation that guarantees natural light throughout the day and sea views.

A magnificent property located in an exclusive residential area of Serramar, ideal both as a

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

permanent residence and for enjoying holidays on the Costa del Sol. The house has 3 spacious bedrooms with built-in wardrobes, including a master suite with a dressing room, a large private terrace, and spectacular views. The bright living room is approximately 35 m<sup>2</sup> and features a fireplace, a security shuttered window, and direct access to a sunny terrace with views.

The fully fitted kitchen includes a spacious dining area, a laundry area, and direct access to a terrace with a barbecue area and pergola for enjoying time with family.

In addition, the property includes 2 full bathrooms and a guest toilet, marble floors, a security door, and air conditioning. On the ground floor, there is a separate apartment with its own entrance, bedroom, bathroom, and office, ideal for guests, family, or as a home office or remote workspace.

Outside, the property offers a private swimming pool, perfect for cooling off on sunny days, as well as spacious terraces equipped with awnings and a pergola, ideal for sunbathing, relaxing, or enjoying al fresco meals in a peaceful and private setting.

It also has a private garage for several vehicles.

Located just minutes from the Serramar Club, in a quiet and safe area with excellent access to the highway, this property represents a unique opportunity for those seeking comfort, privacy, and quality of life in a privileged setting. We speak English

We speak German

We speak French

We speak Dutch

We have a financial department at your disposal for personalized mortgage advice, where they will help you have a smooth process and we finance up to 100%.

At the express wish of the owner, this property is being marketed EXCLUSIVELY. Our advisors will provide you with all the information you need, so please do not disturb the owner or the neighbors. If you are a real estate agency and have an interested client, please contact us and we will be happy to collaborate.

In compliance with Decree 218/2005, of October 11, which approves the Consumer Information Regulations for the sale and rental of housing in Andalusia, clients are informed that notary fees, registration fees, applicable taxes (Property Transfer Tax or VAT + Stamp Duty), and other expenses inherent to the sale are not included in the price. The buyer's real estate brokerage professional fees of 2% + VAT are added to the sale price.





