



## House in Marbella

Bedrooms	<b>3</b>	Bathrooms	<b>3</b>	Built	<b>398m2</b>	Plot	<b>553m2</b>
----------	----------	-----------	----------	-------	--------------	------	--------------

**R5249758**

**House**

**Marbella**

**3.200.000€**

Modern Villa in Marbella. This villa represents a good opportunity to enjoy modern luxury in one of Marbella's most sought-after central addresses. To a high level of comfortable living, and plenty of privacy, within walking distance to the beautiful old town, beaches, central market, banks, farmacies, restaurants, shops, and all types of services, it offers the convenience living in a quite area of the city. The property sits on a 553 m<sup>2</sup> plot with 398 m<sup>2</sup> of built space and 197 m<sup>2</sup> of terraces. It features one bedroom in the ground floor, guest toilet, in the first floor we find a very wide master bedroom with bathroom en suite, with connections prepared for a fourth bedroom. And in the semi-basement is the 3 bedroom with a fully bathroom, and is also possible to organise a fifth bathroom with bathroom ensuite in this level, ample gym and engine room complete this level. Interiors are designed with oak parquet floors and natural stone, while the open-plan kitchen includes a stainless-steel island and premium appliances from Miele, Neff, and Siemens. Outdoor spaces invite year-round enjoyment with four terraces, easy maintenance garden, and a saltwater pool equipped with counter-current system, lighting, and cleaning jets. From the first floor upwards, panoramic views embrace Marbella, La Concha, Gibraltar, and the mountains of Morocco. Additional highlights include: Alarm system and outside cameras Solar panel system (6 panels) Split air con (warm-cold) Underfloor heating throughout the house Insulated glass windows and sliding doors Video-intercom Decalcification system Water pressure control Grohe filter

Basement  
Double Glazing  
Fitted Wardrobes  
Near Transport  
Utility Room

Basement  
Ensuite Bathroom  
Games Room  
Private Terrace  
Wood Flooring

Covered Terrace  
Fiber Optic  
Gym  
Solarium