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House in Las Chapas

Bedrooms	3	Bathrooms	3	Built	260m2	Plot	714m2

R5452084 **House** **Las Chapas** **1.250.000€**

BEAUTIFUL 3-BEDROOM DETACHED VILLA WITH PRIVATE POOL & TOURISM LICENCE – LAS CHAPAS Tourism licence in place – an excellent opportunity for both private living and holiday rental investment! We are delighted to present this beautiful 3-bedroom, 3-bathroom detached villa, ideally situated in the sought-after residential area of Las Chapas, Marbella. Boasting a private swimming pool, generous outdoor spaces and a valuable tourism licence already in place, this property offers an attractive combination of lifestyle, location and investment potential. (Villa floor plans available upon request.) Ideally located close to the area's beautiful sandy beaches, and just a few minutes from Cabopino Marina and Elviria, this lovely private family villa offers a wonderful Mediterranean lifestyle in a peaceful setting. Upon entering the property, you are welcomed by an impressive entrance hallway leading into a spacious, high-ceiling living and dining area. Large patio doors allow natural light to flood the space while providing direct access to the front terrace, beautifully landscaped gardens and private swimming pool. The separate, fully equipped modern kitchen also benefits from direct access to the terrace, making it ideal for outdoor dining, entertaining and enjoying the Mediterranean lifestyle. The exterior also features a dedicated BBQ area, perfect for relaxing with family and friends. The main living level features two generously sized double bedrooms, both with fitted wardrobes, private en-suite bathrooms and direct access to the terrace and garden/pool area. The master bedroom is particularly impressive,

offering a walk-in wardrobe/dressing area and a spacious en-suite bathroom complete with both a bathtub and a separate walk-in shower. On the lower level, you will find the third spacious double bedroom, also featuring its own en-suite bathroom and direct access to an additional outdoor terrace and the garden. Further features include: • Tourism licence already in place. • Private swimming pool. • Beautifully maintained gardens. • Three spacious double bedrooms, all with en-suite bathrooms. • High ceilings and bright, spacious living areas. • Fully equipped modern kitchen. • Front terrace and additional outdoor terrace. • Dedicated BBQ area. • Hot and cold air conditioning throughout. • Underground private parking for up to three cars. LOCATION & DISTANCES The villa enjoys an excellent location, close to some of the Costa del Sol's most beautiful beaches, marinas and golf courses. • Cabopino Marina – approximately 1.8 km. • Playa de Artola – approximately 1.6 km. • Playa Artola-Cabopino – nearby. • La Cala Golf – easily accessible. • Río Real Golf – nearby. • Málaga Airport – approximately 43 km (around 35 minutes by car). A wonderful opportunity to own a spacious private villa in one of Marbella's desirable coastal areas, with the added advantage of ?an ?existing ?tourism ?licence. ?Whether you are ?looking ?for a permanent family home, ?a holiday ?retreat or ?an ?investment property with holiday ?rental ?potential, ?this ?villa ?deserves ?your ?attention.

Covered Terrace	Covered Terrace	Double Glazing
Ensuite Bathroom	Fiber Optic	Fitted Wardrobes
Marble Flooring	Near Transport	Private Terrace
Satellite TV	Storage Room	Utility Room