



**Property type :** Detached Villa

**Location :** Marbella

**Bedrooms :** 3

**Bathrooms :** 4

**Swimming pool :** Private

**Garden :** Private

**Orientation :** East

**Parking :** 2 underground parkings

**House area :** 234 m<sup>2</sup>

**Plot area :** 1300 m<sup>2</sup>

- ✓ Close to sea
- ✓ Terrace
- ✓ Partially furnished

- ✓ Storage room
- ✓ Solarium
- ✓ Airconditioning

- ✓ Fireplace
- ✓ White goods
- ✓ Barbecue

Detached villa conveniently located in a gated community a short distance from the center of Marbella.

The villa is distributed on 2 levels independent of each other, as follows:

On the main entrance level, we find a main living room with fireplace, a family-sized kitchen and the master bedroom with a dressing room and its own bathroom. The living room has direct access to a cozy fully glazed covered porch from where you go directly to the garden.

The next level, where there is also another living room with an American kitchen, a living room with views over the pool and the garden, and also 2 large bedrooms, both with en-suite bathrooms. One of the bedrooms also has a large dressing room. This level is accessed directly from the terrace and garden and could perfectly be used as an independent apartment.

The villa has a huge garden around the house, with a swimming pool, barbecue area, several terraces and even its own small garden.

Next to the pool and garden there is a bathroom, as well as a room for storing garden and pool utensils.

The house has 2 covered parking spaces, one of them is completely closed and can also be used as a storage room at the same time.

Above the house there is a fantastic and sunny solarium-type terrace, where there are beautiful unobstructed views. Completely facing south, it has sunlight throughout the day.

The house in general is in an excellent state of conservation and maintenance, in perfect condition and ready to move into.

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