



### First line beach villa with 2 guest houses for sale in East Marbella

Marbella Area

🏠 House 📏 Plot 1475 m<sup>2</sup> 🏠 Built 550 m<sup>2</sup> 📏 - 🛏 6 🚿 5 # Ref. 106173

🏠 2.500.000 €

## First line beach villa for sale with 2 guest houses in East Marbella

Located front line beach close to one of the most famous beach areas and nearby commercial centre, shops, amenities, restaurants and beach bars and clubs in the area and only a few minutes drive to Marbella centre and golf courses.

South facing to have sun all day long.

Very good views to the garden and mainly to the sea from both levels.

Ample porch with barbecue and open terraced area.

The plot measures nearly 1.500 m2 and boasts a well maintained mature private garden a swimming-pool with fruit trees and automatic irrigation.

Direct exit to the beach.

Gated entrance.

### **Main house:**

Patio entrance leading us to the main entrance.

Living-room with fire place and separate dining room with double height.

3 bedrooms plus 2 bathrooms, of which 2 are en-suite plus 1 guest toilet.

Master bedroom with bath en-suite and dressing area with exit to upstairs terrace.

Fully fitted and equipped kitchen with "Miele" appliances, breakfast area and pantry open to the dining-room.

Second kitchen located closer to the outdoor area.

### **Guest house 1:**

Living-dining area.

1 bedroom.

1 bathroom.

Fully fitted and equipped kitchen with appliances.

### **Guest house 2 (bigger):**

Bigger living-dining area with exit to small terrace.

1 bedroom.

1 bathroom.

Open fully fitted and equipped kitchen with all the appliances.

### **Other features:**

Marble flooring throughout.

Air conditioning hot & cold.

Double glazing.

Electric blinds.

Satellite TV.  
Alarm.  
1 camera outside.  
Safe.  
Garage for 2 cars.  
Store room.  
Sauna.



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