



**Modern villa for sale near the beach and frontline golf in Marbella - Estepona**

Marbella Area

🏠 House 📏 Plot 1282 m<sup>2</sup> 🏠 Built 215 m<sup>2</sup> 🏠 Terrace 40 m<sup>2</sup> 🛏 3 to 4 🚿 2 # Ref. 137159

📞 On request

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## Modern beachside villa for sale, frontline golf in Marbella - Estepona

### PROPERTY HIGHLIGHTS

Bungalow in a modern style  
Open plan living space  
Large flat plot adjacent to nature  
Greenery, quiet, private  
Close to the beach, golf course and amenities

### THE LOCATION

Located in a prestigious and quiet residential area on the beach side in West Marbella.  
Just a few minutes' drive from San Pedro and Puerto Banus and all amenities.  
**At walking distance from the beach and the golf course.**

### THE PLOT:

Flat plot of almost 1.300m<sup>2</sup>  
Adjacent to the lower riverbed. On the other side of the riverbed is the golf course which is lined with tall trees, **creating a green and open space which contributes to privacy and a peaceful setting.**  
Well maintained garden with several fruit trees, a centrally located palm tree and a large pine tree which provides shadow in the **sun-drenched garden.**  
Planted with trees along the street-side.  
The villa benefits from a large parking space for several cars near the street side. The garden surrounds the other sides of the villa.  
A 45m<sup>2</sup> large swimming pool is lined with tiles.  
**The majority of the garden and covered terraces enjoy peace and complete privacy.**

### THE VILLA:

From the ground up reconstructed villa in modern style  
**The villa comprises just one floor. Everything is on the ground floor, there are no stairs or level differences in the garden or villa.**  
Easy to maintain property  
Ample parking space for several cars and a carport

#### *Layout:*

Hall  
Open plan living space  
Light and airy  
Living room with double height ceiling and a modern fireplace

Open plan modern kitchen with a cooking island  
2 covered terraces accessible via wide sliding windows, each of them with awning  
3 spacious bedrooms  
En-suite master bedroom. 2 bedrooms sharing one bathroom  
Guest toilet  
Storage

The plot offers ample space to add further dwellings if desired

*Other characteristics:*

Marble floors  
Underfloor heating  
Air conditioning for cooling and heating

**Update: reduced in price and the plan to build a 4th bedroom is in place.**



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