



**Spacious semi-detached house with magnificent sea views for sale, in a prestigious beach front complex - East Marbella**

Marbella Area

🏠 House 📏 - 🏠 Built 300 m<sup>2</sup> 🛏 - 🚿 3 📶 3 # Ref. 143104

🏠 796.000 €

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### PROPERTY HIGHLIGHTS

In a prestigious frontline beach complex, close to the best beaches of Marbella  
Amazing sea views  
Gated urbanisation with 24h security  
Spacious home with excellent potential to expand

### THE LOCATION

**Wonderful location: in a prestigious beach-front urbanisation**, just east of Marbella. The area benefits from a long strip of protected sand dunes and beautiful golden sand beaches.

Just a few steps away from the beach, close to all amenities, a short drive to a major shopping centre, several golf courses, international school and a large hospital. The centre of Marbella is just 5 minutes away by car.

The property is situated in a cul-the-sac, offering **excellent privacy and tranquillity**. The complex is **gated and benefits from 24h security**. There are **several communal swimming pools** in the beautiful manicured gardens of the development.

### THE SEMI-DETACHED VILLA

Built size: 169m2 (Usable 138m2)  
3 bedrooms  
3 bathrooms  
Guest toilet

Spacious home with amazing sea views from almost every corner of the house.

*Distribution as follows:*

#### ● Ground floor

Large living and dining room  
Interior courtyard which can be converted into a garden  
Partially fitted kitchen  
Guest toilet

#### ● Upper floor

3 bedrooms and 2 bathrooms  
Terraces with amazing sea views

- **Lower floor**

Very spacious basement which includes a large family room, a storage room and garage.

The house has **incredible potential** as its lower floor can be expanded with a games room, home cinema or fitness room.

## **OTHER FEATURES**

- Air conditioning for cooling and heating
- Fireplace
- Partially fitted kitchen
- Alarm system
- Underground garage for 2 cars



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