



**Traditional Spanish villa for sale with sea views in a quiet urbanisation just east of Marbella centre at walking distance to the beach**  
Marbella Area

🏠 House 📏 Plot 500 m<sup>2</sup> 🏠 Built 150 m<sup>2</sup> 🏠 Terrace 50 m<sup>2</sup> 🛏 3 to 4 🚿 2 🏠 Ref. 155375

🏠 690.000 €

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.

## Idyllic Andalusian-style villa for sale in a quiet area a few minutes from the beach in Marbella East

### PROPERTY HIGHLIGHTS

- Within walking distance of amenities and the beaches.
- Attractive outdoor areas.
- Peace and privacy.
- Renovation and extension possibilities.

### THE LOCATION

- Central location in Marbella East at walking distance from all necessary amenities and from the beautiful beaches.
- Located at a green zone.
- The vibrant centre of Marbella is a 5-minute drive away.
- For golf fanatics, it is ideal that 2 top golf courses can be reached within a few minutes driving distance.

### THE VILLA

#### In figures:

- Plot size: 500m<sup>2</sup>
- Total built-up area: 150m<sup>2</sup>
- Terrace surface: 50m<sup>2</sup>
- 3+1 Bedrooms
- 2 Bathrooms

#### General:

- Flat, fenced-in corner plot with a dead-end street on one side.

- The lush, landscaped garden with plenty of greenery and a private swimming pool are in complete harmony with the villa.
- Sunny open and covered terraces.
- Lateral terrace with a barbecue area and an electrically operated awning.
- From the top floor there is a view of the wide surroundings and of the Mediterranean Sea in the distance.
- Privacy.

## The villa itself:

- Detached villa with an Andalusian style.
- The living area is on one level.
- Cosy furnishing with attractive outdoor areas
- Large entrance hall with cloakroom.
- Spacious living area with a TV lounge and an integrated dining room.
- The living room opens out onto a covered terrace, equipped with a dining table.
- Closed, fully equipped kitchen with breakfast nook.
- An external staircase leads to an open roof terrace.
- 3 Bedrooms and 2 bathrooms.
- 1 Room, now used as a gym, is accessible from the outside by a staircase and has a terrace. This can be converted into a 4th bedroom.
- Storage.
- Indoor garage for 1 car.
- **Permit to extend.**

## Other features:

- All terraces have an awning.
- Tile floors for indoors and outdoors, terracotta tiles for the terrace.
- Air conditioning.
- Double glazing.
- Integrated LED lighting.
- Shutters.
- Alarm system.
- Outdoor lighting.



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