



**Luxury villa for sale in an Andalusian architectural style, east of Marbella centre, a stone's throw from the dunes and beach**  
Marbella Area

🏠 House 📏 Plot 717 m<sup>2</sup> 🏠 Built 181 m<sup>2</sup> 📏 - 🛏 6 🚿 5 🏠 Ref. 156415

🏠 1.995.000 €

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.

## Spanish luxury villa for sale a stone's throw from the beach in East Marbella

### SOLD

### PROPERTY HIGHLIGHTS

Beachside, 200 metres from the beach.  
Recently renovated.  
Garden with private heated pool.  
6 bedrooms, 5 bathrooms.  
High rental yield.  
Highly furnished and move-in ready.

### THE LOCATION

- **Quietly located in a cul-de-sac in a residential area adjacent to a protected and partially wooded area with dune beaches.**
- The dunes to the beach are easily accessible through a gate used only by residents of the urbanisation.
- A stone's throw from the dunes and sea and within walking distance of Cabopino's picturesque marina, with a wide range of restaurants, bars and shops.
- The vibrant centre of Marbella is a 15-minute drive away.
- 25 minutes' drive away from Malaga International Airport.

### THE VILLA

#### In figures:

Plot size: 717m<sup>2</sup>  
Total built area: 181m<sup>2</sup>  
6 bedrooms, 5 bathrooms  
Guest toilet

#### General:

- **Level corner plot**, fully fenced with high plantings.

- Manicured exterior with high-quality landscaping and native plants.
- **Private heated swimming pool surrounded by a wooden sundeck** with sunbeds.
- Outdoor kitchen with barbecue and dining area.
- A covered terrace embellished with white columns is provided with a chill-out area.
- Partial views of the dunes and the sea.
- High planting around the plot ensures privacy.

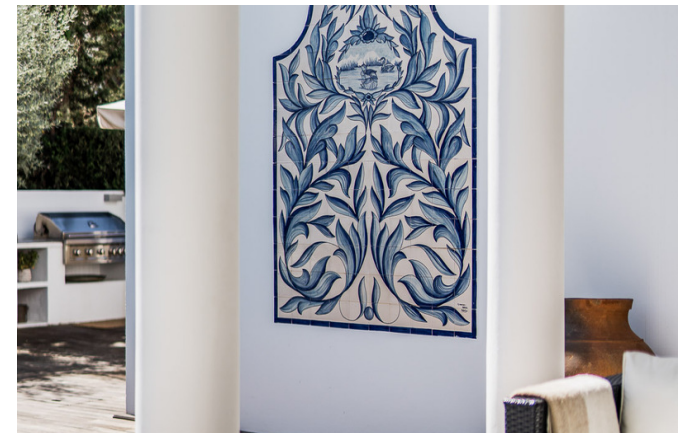
## The villa itself:

- **Charming, fully renovated villa with Mediterranean architecture.**
- Walking in through the front door, you are welcomed in the double-height, bright entrance hall equipped with a bodega.
- Spacious living room with open fireplace.
- Following in the same continuous space is an integrated dining room.
- The semi-open kitchen is fully equipped.
- **A total of 6 bedrooms and 5 bathrooms.**
- From the master suite and from a lateral external staircase there is access to a spacious terrace on the upper floor, equipped with lounge facilities.
- Office space possibly to be converted into a bedroom.
- Indoor garage for 1 car.

## Other features:

Air conditioning.  
 Underfloor heating in the bathrooms.  
 Fireplace.  
 Electric shutters.  
 Motorised blinds on the terrace.  
 Fitted wardrobes.  
 Exterior lighting.  
 Alarm system.  
 Highly furnished and decorated.  
 ...





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