



### Spanish villa for sale with large garden close to amenities in East Marbella

Marbella Area

🏠 House 📏 Plot 1050 m<sup>2</sup> 🏠 Built 444 m<sup>2</sup> 🏠 Terrace 110 m<sup>2</sup> 🛏 4 🚿 4 # Ref. 157187

🔗 1.050.000 €

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## Spanish family villa for sale east of Marbella centre

### PROPERTY HIGHLIGHTS

- Close to amenities, golf and Marbella's best beaches.
- Large garden with private pool.
- 4 bedrooms, 4 bathrooms.
- Separate guest house with its own access.
- Investment opportunity.

### THE LOCATION

Located in a quiet side street in a desirable area a few minutes' drive from Marbella centre and La Cañada shopping centre. All amenities, sports clubs, international schools, restaurants, bars and the beach can be reached within a 10-minute drive. Malaga international airport is just a 25-minute drive away.

### THE VILLA

#### In figures:

Plot size: 1.050m<sup>2</sup>  
Total built area: 444m<sup>2</sup>  
Interior surface area: 334m<sup>2</sup>  
Terraces surface area: 110m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 4

#### General

##### **Large plot in an elevated position.**

The villa is surrounded by lush greenery and enjoys an extensive lawned area.  
Swimming pool surrounded by a sun terrace.

Wooden pergola terrace with an outdoor kitchen, built-in barbecue and dining table.

Multiple open and covered terraces with different orientations.

**Partly sea views and views of the picturesque mountain landscape.**

## **The villa itself:**

### **Detached family home with Andalusian architecture.**

Possibly an investment opportunity to renovate and sell or for holiday rental.

Lots of natural light.

### **Living area with lounge and mezzanine fitted kitchen.**

Practical, open-plan kitchen with integrated dining table.

4 bedrooms, 4 bathrooms.

Marble interior floors.

A **guest house with its own entrance** features a living room with modern open-plan kitchen, 1 bedroom and 1 bathroom.

## **Other features:**

Air conditioning.

Underfloor heating in the bathrooms.

Fitted wardrobes.

Sonos sound system.



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