



## Villa - Chalet en venta en Marbesa, Marbella

1.595.000 €

Referencia: R5162629    Dormitorios: 3    Baños: 2    Terreno: 400m<sup>2</sup>    Construido: 309m<sup>2</sup>    Terraza: 1.085m<sup>2</sup>





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## Costa del Sol, Marbesa

Less than a short 5-minute stroll to the beach and only 10 minutes from Marbella's vibrant centre, this beautifully designed villa sits in the peaceful, upscale neighbourhood of Marbesa. Known for its privacy, charm, and close proximity to the sea, Marbesa offers the ideal blend of laid-back beachside living and easy access to the best of the Costa del Sol. Set on a 400 m<sup>2</sup> plot, the villa is newly built and effortlessly combines modern comfort with relaxed elegance. With 3 bedrooms and 2 bathrooms spread across three levels, there's plenty of space to unwind, entertain, or enjoy quiet moments with family and friends. One of the standout features is the rooftop terrace with its own heated pool, perfect for sunset swims or simply soaking in the enviable views that stretch all the way to Gibraltar and Africa. Downstairs, there is a garden-level infinity pool and low-maintenance outdoor space. Inside, the open-plan living area and kitchen are bright and welcoming, with large windows framing the coastline. Two bedrooms and bathrooms on the garden level offer direct access to the outdoors, while a third bedroom and private garage are tucked away on the lower floor. With high-quality finishes throughout, the villa includes air conditioning, heating, electric shutters, and double glazing. There's also a sauna, Jacuzzi, and barbecue area, ideal for enjoying the Marbella lifestyle year-round. Whether you're looking for a full-time home or a savvy investment, this property also comes with a tourism license and a proven track record as a successful holiday rental. Highlights: Heated rooftop pool with panoramic sea views Garden-level infinity pool and low-maintenance outdoor space Quiet, private location in sought-after Marbesa 400m from the beach, 10 minutes to Marbella centre Rooftop solarium, sauna, Jacuzzi, and BBQ Air conditioning, heating, and secure garage Tourism license with strong rental history This villa is a true gem for those who appreciate stylish coastal living with a relaxed, luxurious feel.



## Características:

### Características

Terraza Cubierta  
Cerca de Transporte  
Terraza Privada  
Doble acristalamiento  
Solario  
Sauna  
Jacuzzi  
Barbacoa  
Sótano

### Vistas

Vistas al Mar

### Piscina

Piscina Privada

### Aparcamiento

Parking Privado

### Orientación

Orientación Sureste

### Posición

Lado de la Playa  
Cerca del Mar  
Cerca de Tiendas

### Jardin

Jardín Privado

### Calificación energética

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### Climatización

Aire Acondicionado

### Estado

Excelente estado de conservación

### Seguridad

Seguridad de 24 horas

### CO2 Emission Rating

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