



# Detached Villa in Marbella

Price € 885,500

Bedrooms	3
Bathrooms	4
Build Size	250 m <sup>2</sup>
Terrace	30 m <sup>2</sup>
Plot Size	280 m <sup>2</sup>

## SETTING

- ✓ Beachside
- ✓ Close To Sea
- ✓ Marina
- ✓ Port
- ✓ Close To Town
- ✓ Close To Marina
- ✓ Close To Golf
- ✓ Close To Schools
- ✓ Urbanisation

## ORIENTATION

- ✓ South
- ✓ West

## CONDITION

- ✓ Excellent
- ✓ Good

## VIEWS

- ✓ Sea
- ✓ Port
- ✓ Garden
- ✓ Courtyard

## FEATURES

- ✓ Covered Terrace
- ✓ Ensuite Bathroom
- ✓ Fitted Wardrobes
- ✓ Private Terrace

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Gated Complex

## PARKING

- ✓ Garage

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

## CATEGORY

✓ Investment

✓ Luxury

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Detached villa for sale in Marbella, located in the exclusive Artola Alta residential area, surrounded by the prestigious Cabopino Golf Course and just a short walk from the exclusive Cabopino Marina. The property is situated in a peaceful and established residential area, surrounded by newly built luxury apartment complexes and high-end villas, making it an excellent opportunity both as a permanent residence and as an investment.

Built in 2006, the villa offers approximately 250 m<sup>2</sup> of built area distributed over three floors, set on a 265 m<sup>2</sup> plot. Thanks to its southwest orientation, the property enjoys abundant natural light throughout the day as well as beautiful sea views and pleasant views of the surrounding natural environment.

The property features three bedrooms and four bathrooms. It includes two spacious main bedrooms with en-suite bathrooms, as well as an independent studio apartment on the ground floor equipped with its own kitchen and toilet, ideal as a guest apartment, private office, or multifunctional living space.

One of the main highlights of this property is its large terraces and balconies, which offer the possibility of easily extending the home by adding one or two additional bedrooms, significantly increasing its potential.

The main living area provides a spacious and welcoming atmosphere, while the property also includes fitted wardrobes, a storage room, and air conditioning to ensure maximum comfort all year round.

The villa includes a large private garage with space for two vehicles and additional storage area.

Located in one of the most sought-after areas of East Marbella, close to beaches, golf courses, restaurants, and all amenities, this property perfectly combines privacy, spaciousness, and an excellent location.

Features include detached villa, 3 floors, 250 m<sup>2</sup> built area, 3 bedrooms, 4 bathrooms, southwest orientation, sea views, terraces and balconies, air conditioning, fitted wardrobes, storage room, independent studio apartment, private garage for two vehicles, and excellent location next to golf and Cabopino Marina.

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# GALLERY





