

Marbella / Altos de Marbella – Marbella

# Stunning stately villa with open views to the Mediterranean.

Objektnummer: ES21385324



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KAUFPREIS: 1.780.000 EUR • WOHNFLÄCHE: ca. 503,1 m<sup>2</sup> • GRUNDSTÜCK: 912 m<sup>2</sup>

Objektnummer: ES21385324 - 29603 Marbella / Altos de Marbella – Marbella

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Objektnummer: ES21385324 - 29603 Marbella / Altos de Marbella – Marbella

## Auf einen Blick

|               |                          |
|---------------|--------------------------|
| Objektnummer  | ES21385324               |
| Wohnfläche    | ca. 503,1 m <sup>2</sup> |
| Bezugsfrei ab | nach Vereinbarung        |
| Schlafzimmer  | 3                        |
| Badezimmer    | 3                        |
| Stellplatz    | 2 x Freiplatz            |

|             |                         |
|-------------|-------------------------|
| Kaufpreis   | 1.780.000 EUR           |
| Haustyp     | Villa                   |
| Provision   | No buyer's comission    |
| Bauweise    | Massiv                  |
| Nutzfläche  | ca. 0 m <sup>2</sup>    |
| Ausstattung | Gäste-WC,<br>Schwimmbad |

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## Auf einen Blick: Energiedaten

|             |                |
|-------------|----------------|
| Heizungsart | Zentralheizung |
| Befeuerung  | Elektro        |

|                             |   |
|-----------------------------|---|
| Energie-<br>Effizienzklasse | E |
|-----------------------------|---|



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## Die Immobilie



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## Ein erster Eindruck

Stunning stately villa with open views to the Mediterranean. This beautiful villa is located in the heart of Marbella close to all the shops and restaurants in the area. At the same time it has totally open views to the blue sea. With unbeatable construction qualities and spacious rooms this fantastic villa has 3 bedrooms with en-suite bathrooms and with the possibility of a fourth bedroom which nowadays is next to the main living room. The property is divided over 4 levels. The living room and dining room have large windows opening onto a large porch with magnificent sea views. On the same level is the kitchen with Siemens appliances and a guest toilet. The two bedrooms with their ensuite bathrooms are located on the ground floor with large windows overlooking the swimming pool. On this level there is also the machine room and a spacious room which can be used as a laundry room. The master suite is located on the top level of the house, the attic, which has a large bathroom with hydro massage and a terrace overlooking the Mediterranean. The basement has large storage space, wine cellar, pool machine room and cistern. The house also offers air conditioning, underfloor heating and a heat pump. An infinity pool and an easy to manage garden plus two parking spaces complete this elegant and stately property.



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## Ausstattung und Details

All windows are double glazed with tilt and turn fittings.

Infinity pool

Hydromassage

Electric blinds

Underfloor heating and air conditioning

Heat pump

Siemens appliances

Automatic irrigation

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## Alles zum Standort

Marbella is situated on the shores of the Mediterranean between Malaga and the Strait of Gibraltar in the autonomous region of Andalusia. It is also one of the most important tourist cities on the Costa del Sol and in the whole of Spain. During most of the year it is a centre of attraction for international tourism thanks mainly to its climate and its tourist infrastructure. Although less well known it has an archaeological heritage with several museums and scenic areas, as well as a cultural calendar with events of all kinds up to the opera. In addition to the cultural events typical of Andalusia, Marbella hosts the most important charity gala in Spain, the Starlite Gala. Marbella has 27 kilometres of coastline and has a wide variety of golf clubs and various luxury residential areas. It is a favourite place for many international tourists who stay in high quality hotels and also the place of choice for many to buy a house and enjoy their holidays.

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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Anke Borchert

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