

# BROMLEY ESTATES

*Marbella*



## HOUSE 5 BEDROOMS 6 BATHROOMS IN MARBELLA

📍 Marbella

REF# BEMR4836889 €2,350,000

BEDS

5

BATHS

6

BUILT

339 m<sup>2</sup>

Detached Villa, Marbella, Costa del Sol.  
5 Bedrooms, 6 Bathrooms, Built 339 m<sup>2</sup>.

Setting : Town, Commercial Area, Beachside, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Marina.

Orientation : North.

Condition : Excellent, New Construction.

Pool : Private.

Climate Control : Air Conditioning, Hot A/C, Cold A/C.

Views : Sea, Mountain, Pool, Courtyard, Urban, Street.

Features : Covered Terrace, Private Terrace, Gym, Storage Room, Utility Room, Ensuite Bathroom, Marble Flooring, Bar, Restaurant On Site.

Furniture : Fully Furnished.

Kitchen : Fully Fitted.

+34 952 939 460 · info@bromleyestatesmarbella.com Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

# BROMLEY ESTATES

*Marbella.*

---

Garden : Private.

Security : Entry Phone.

Parking : Garage, Covered, Private.

Utilities : Electricity, Telephone.

Category : Holiday Homes, Luxury.

Beautiful 5-bedroom renovated modern villa in a quiet residential area of Marbella, within walking distance to everything.

Key Features:

Prime Location: Just a 10-minute walk to the historic old town and a 12-minute walk to the beach.

Convenience: Hundreds of restaurants and shopping options within walking distance, and a short drive to La Canada shopping mall and Puerto Banus.

Spacious: 339 m2 built area in total including larger useful basement

Bedrooms: 5 bedrooms (4 finished, with the 5th bedroom in the basement currently being refurbished at the seller's expense). All bedrooms have electric blinds

Ample Bathrooms: 6 toilets (5 of them are full bathrooms).

Luxury Amenities: Outdoor heated pool and new jacuzzi.

Parking: Partly covered private parking.

Energy Efficiency: Solar panels on the roof reducing electricity costs.

Climate Control: Full air conditioning on the ground and first floors, with air conditioning being implemented in the basement (covered by the seller).

Modern Living Spaces:

Ground floor features a large kitchen and living room with open windows to the terrace and pool, a toilet, and one bedroom/office with an ensuite bathroom.

Private Retreats: First floor has 3 bedrooms, each with its own ensuite bathroom and terrace as well as electric blinds in all rooms for quiet nights

Versatile Basement: Large basement with multiple rooms, including the 5th bedroom, gym, laundry room, bathroom, storage room, open outdoor patio, and a big living room/game room area.

Lush green areas: Garden area in front with various green features such as olive tree, lemon and lime trees and green back. Backyard with pool, terrace and lots of green features including a banana tree, Automatic sprinkler system in garden.

Fully Furnished: New modern furniture inside and outside.

Potential for Expansion: Potential for a smaller patio on roof (Discussion with architect ongoing).

Investment Opportunity: Ideal as a residence in Marbella or for rental throughout the year due to its proximity to Marbella old town, beach and many restaurants (Rental license in place)

Security: Security cameras in place, with the option to continue with the existing security company.

Recreation: Near a larger tennis and padel club and parks.

Accessibility: Close to the AP-7 highway for easy access to all of Costa Del Sol, with Malaga airport only a 35-minute drive away.

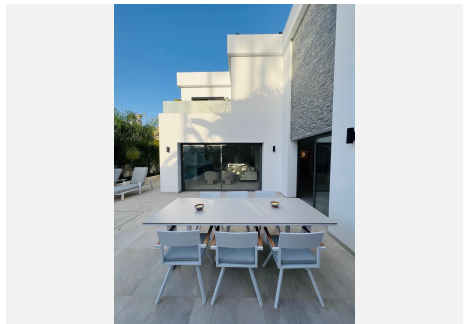
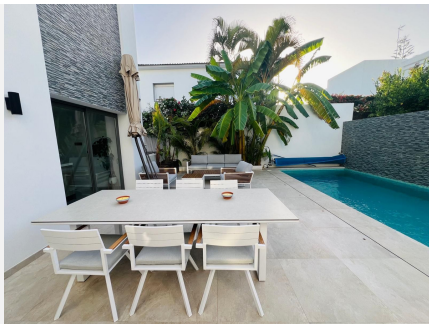
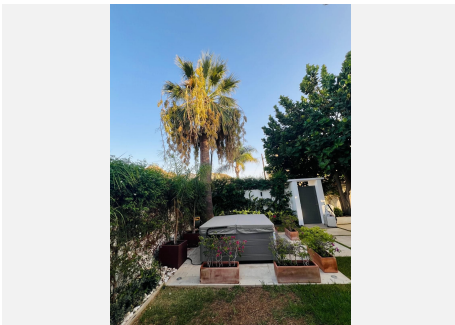
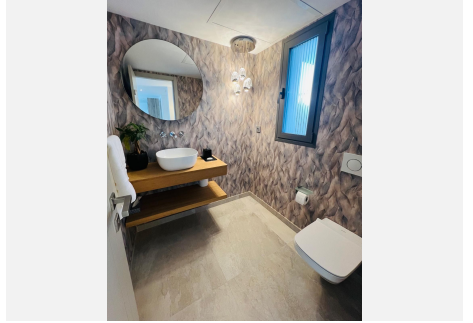
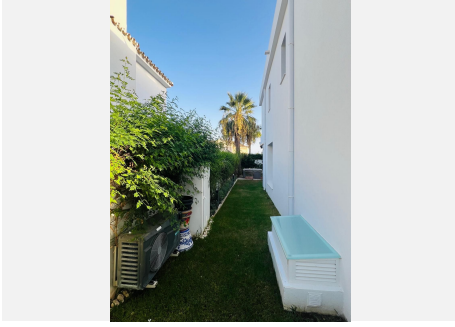
Plenty of storage space: Built-in wardrobes in all bedrooms and a storage room in the basement.

Schools: Schools in walking distance with English speaking Montessori school within 3 minutes walk

Views: View to La Concha mountain

# BROMLEY ESTATES

*Marbella*



# BROMLEY ESTATES

*Marbella*

