

# BROMLEY ESTATES

*Marbella*



## HOUSE 5 BEDROOMS 5 BATHROOMS IN RIVIERA DEL SOL

📍 Riviera del Sol

REF# R5402062 €1,450,000

BEDS

5

BATHS

5

BUILT

280 m<sup>2</sup>

PLOT

518 m<sup>2</sup>

Luxury villa with sea views and a separate apartment.

We enter the house from the street through a pedestrian door that leads directly to the main entrance. In front is the access to the house, to the left the garage, and to the right a staircase that descends to the garden, the pool area, and the barbecue area. Upon entering, an entrance hall welcomes us. To the left is the staircase leading to the ground floor rooms, just after there is a guest toilet, and straight ahead is the kitchen, which has direct access to the terrace and an exterior staircase that connects to the pool. To the right of the hall is a spacious living-dining room with a wood-burning fireplace, large windows, and spectacular sea views, with direct access to the terraces, ideal for enjoying the surroundings.

Descending the interior staircase, a hallway distributes access to three bedrooms and a full bathroom. The first bedroom, large in size, has an en-suite bathroom and from this bathroom, a door connects to the laundry area. All bedrooms have built-in wardrobes, providing comfort and storage space. Continuing down the hallway, on the left is the full bathroom that serves one of the bedrooms; then, a second good-sized

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bedroom; and finally, at the end of the hallway, the master bedroom, which has an en-suite bathroom and access to a private terrace with views of the pool.

From the garden and pool area, there is access to the semi-basement floor, where we find a completely renovated apartment that includes a full kitchen, guest toilet, games room, a spacious living room, and a bedroom with a dressing room and en-suite bathroom, with a modern and innovative design. Here too, the bedroom has built-in wardrobes, in line with the rest of the house.

The house features double-glazed windows, monitored interior and exterior alarms, hot-cold air conditioning in all areas, electric blinds, and moisture sensors, ensuring comfort, energy efficiency, and security throughout the year.

Located in the lower area of Riviera del Sol, this property is just a 10-minute walk from the beach, a 20-minute drive from Marbella, and 30 minutes from Málaga International Airport. Additionally, it is within walking distance of restaurants, supermarkets, pharmacies, gyms, golf courses, beach clubs, bars, and many other amenities, making it an unbeatable location for both living and investment.



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