



## Detached Villa for sale in Marbella, Marbella

**1,475,000 €**

Reference: R5209471 Bedrooms: 4 Bathrooms: 3 Plot Size: 514m<sup>2</sup> Build Size: 204m<sup>2</sup>





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## Costa del Sol, Marbella

This villa offers comfort, privacy, and convenience in a prime residential area just 1 km from Puerto Banús. Set on a 512 m<sup>2</sup> plot with a 204 m<sup>2</sup> built area, the property enjoys access from two streets—Las Yedras and Las Camelias—and benefits from having no community or garage fees.

The ground floor features a welcoming hallway, spacious living and dining room, fully equipped kitchen, laundry room, full bathroom, and an office or additional bedroom. Upstairs, you'll find three bedrooms, two bathrooms, bright hallways with skylights, and a terrace.

Designed for both year-round living and entertaining, the villa comes with air conditioning, heating, a fireplace, and fiber optic connection. Outdoor areas include a porch with a barbecue and summer dining area, a private swimming pool, and beautifully landscaped gardens with orange, lemon, and olive trees, plus a vibrant bougainvillea. Additional highlights include a garage for three cars, storage room, and direct street access for added convenience.

With essential services like a supermarket and gourmet restaurants just steps away, this property combines comfort, exclusivity, and an unbeatable location.



## Features:

### Features

Near Transport  
Private Terrace  
Storage Room  
Barbeque

### Views

Mountain

### Pool

Private Pool

### Parking

Private

### Orientation

South East

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Not Furnished

### Energy Rating

C

### Climate Control

Air Conditioning  
Fireplace  
Central Heating

### Condition

Good  
Renovation Required

### Garden

Private Garden

### CO2 Emission Rating

D