

MARBELLA

■■■■■ ■ Marbella

■■ 1 487 000 €

■■■■■■■■ R5368753

4	5	380 m²	435 m²	68 m²
■■■■■■■■	■■■■■■■	■■■■■■■■	■■■■■■■■	■■■■■■■■













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New Development: Prices from 1,487,000 € to 2,450,000 €. [Beds: 4 - 4] [Baths: 5 - 5] [Built size: 380.00 m2 - 380.00 m2] Detached villa under construction in a quiet, highly sought-after residential area of East Marbella, just 400 metres from the beach. Option 1: The building is already built and only the finishes remain. The buyer purchases the property in its current state and completes the works at their own expense, choosing materials, finishes and even layout adjustments, always within the limits of the building licence. Option 2: turnkey The villa is delivered fully finished, with premium specifications, aerothermal heating and cooling, and home automation. Areas Plot of 435 m², 380 m² built and 312 m² usable. Layout Upper floor: 2 bedrooms, both with en-suite bathroom and private terrace. Ground floor: spacious living-dining room with open-plan kitchen, guest toilet and direct access to the terrace, garden and pool. Basement (flexible layout): space with windows to the outside that can be configured to suit each family's needs. It can accommodate up to 3 additional bedrooms, a cinema room, a gym or other uses, always within the limits of the building licence. Currently designed with a bedroom with en-suite bathroom and private patio, a 51 m² multi-purpose lounge, a 7 m² room, a toilet, a plant room and a pantry. Features Private pool and garden Parking for 2 vehicles South-west orientation Close to the beach, schools, golf and amenities An opportunity to acquire a villa in one of the best areas of East Marbella: finish it to your own taste or move straight in. ■■ Legal information: In accordance with Decree 218/2005 of 11 October, approving the Regulation on Consumer Information in the Sale and Rental of Housing in Andalusia, the client is informed that notary fees, land registry fees, Property Transfer Tax (ITP), financing costs and other ■expenses ■inherent ■to ■the purchase ■are ■not ■included ■in ■the price. ■The ■information provided ■in ■this listing ■is ■for ■guidance ■only, is not ■binding ■and ■has ■no ■contractual ■validity.

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