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NUEVA ANDALUCÍA

970 000 €

■■■■■ ■ Nueva Andalucía

■■■■■■■■ R5464450

3	2	132 m²	465 m²
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Located in one of Marbella's most sought-after areas, on the quiet Calle Jazmines, this charming property offers the perfect balance of comfort, privacy and proximity to the sea. Less than 1 kilometre from the beach, this property presents an ideal opportunity for both a permanent home and a holiday investment. The house sits on a generous plot of 465 m2, offering spacious outdoor areas that invite you to enjoy the excellent Mediterranean climate all year round. The immaculately maintained garden surrounds a spectacular private swimming pool that forms the heart of the home, ideal for relaxing, spending time with family or entertaining guests in an exclusive and welcoming setting. The property has a floor area of 132 m2, laid out in a functional and light-filled manner. It features 3 bedrooms, all of which benefit from ample natural light, creating warm and comfortable living spaces. The 2 bathrooms are designed to offer practicality and comfort in everyday life. The main living room stands out for its direct connection to the outdoors, allowing a seamless transition to the terrace and pool area. This open-plan space enhances the feeling of spaciousness and well-being, making it the perfect place to enjoy both relaxation and entertainment. The house's architecture reflects a traditional Mediterranean style, with details that lend character and authenticity. Furthermore, its orientation and layout allow for the maximum use of natural light throughout the day. Situated in an area highly valued for its tranquillity and quality of life, the property is close to all necessary amenities: shops, restaurants, schools and leisure areas, making it a very comprehensive and practical choice. In short, this house in Marbella represents a unique opportunity for those seeking a charming home with outdoor space and a prime location near the sea. A true retreat where you can enjoy the Mediterranean lifestyle at its very best. Please note that our agency fees are already included in the sale price, so you will not have to pay any management or property consultancy fees. In accordance with Decree 218/2005 of the Regional Government of Andalusia, dated 11 October, we inform you that notary fees, registration fees, property transfer tax (ITP) and other costs associated with the sale are not included in the price. The information provided is for guidance only, is not binding and has no contractual value. The offer is subject to errors, price changes, availability and/or withdrawal from the market without prior notice. This information ■may ■have ■been ■updated but ■has ■not ■yet ■been ■incorporated. We ■suggest ■you contact ■the ■company to ■obtain ■the ■most ■recent information and/or ■to ■confirm ■the ■information ■provided ■here.

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