

## 4 chambre Villa à vendre dans Marbella, Málaga

1.400.000€



Nestled in the quiet and prestigious residential area of Pinomar, Marbella, this exceptional villa offers a unique opportunity to live in a natural and tranquil environment, just 500 meters from Marbella's finest beaches. Surrounded by mature centenary pine trees, the property spans a 1,000 m<sup>2</sup> plot, with 187 m<sup>2</sup> of living space thoughtfully designed for comfort and privacy.

The villa features a welcoming covered porch, ideal for relaxing or entertaining in both summer and winter. Inside, the ground floor includes a spacious living room with a cozy fireplace, a fully equipped kitchen, three generously sized bedrooms, and two bathrooms, offering ample space for family living.

On the first floor, a charming attic with wooden cladding presents the potential to create an independent living area, making it an ideal space for guests, a home office, or additional bedrooms.

The outdoor area is equally impressive, with a covered swimming pool that can be enjoyed year-round, and a dedicated recreational area featuring a barbecue, an authentic barbecue boat, an outdoor dining space, and even a ping-pong table. The property is beautifully surrounded by lush fruit trees, enhancing the sense of tranquility.

This villa is also equipped with modern, energy-efficient features, including photovoltaic solar panels, hot water from a solar collector, and a private water well. There is also the potential to install aerothermal energy. Comfort is assured with central heating and cooling via radiators and air conditioning, electric blinds, and mosquito nets on all windows. The property is fully accessible for those with disabilities and is secured with an alarm system.

In addition to the villa's remarkable features, there is covered parking for two cars, along with outdoor space for at

 4 chambres

 3 salles de bains

 187m<sup>2</sup> Taille de construction

 1.000m<sup>2</sup> Taille de la parcelle