

## Marbella Centro - Marbella

House - Detached Villa for sale in Marbella Centro

**Ref.: R5209471    1.475.000 €**

4

3

514 m<sup>2</sup>

204 m<sup>2</sup>

m<sup>2</sup>

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 con...