



## Marbella - Villa



6	5	450	895	Garage	Swimming Pool	<b>2 150 000 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )			(EUR €)



## Spectacular detached villa next to the impressive Dunes of Artola

Welcome to your new dream home!

We present this spectacular detached villa located in one of the most exclusive areas of the city, next to the impressive Dunes of Artola. With a plot of 895 m<sup>2</sup> and an exquisite design, this property offers spacious and bright spaces, ideal for enjoying life with family or friends.

On the first floor, you will find three double bedrooms and two full bathrooms, perfect for ensuring the comfort of all members of the household. The living-dining room, with direct access to a porch overlooking the Dunes, provides a cozy and relaxing atmosphere. The independent kitchen is fully equipped, ready to inspire the chef within. The porch extends to a magnificent swimming pool and a barbecue area with a separate bathroom, creating the perfect setting for outdoor gatherings and unforgettable moments.



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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



On the ground floor, a large additional living room and three double bedrooms offer even more space for rest and entertainment. The independent entrance for vehicles and the covered garage for two cars add a touch of convenience and security to this property of 450 m<sup>2</sup> built. With a total of six bedrooms and six bathrooms, this villa is a jewel in the real estate market. Although it is a second-hand property, it is in excellent condition and ready to be inhabited. Its location and design ensure a comfortable environment throughout the year.

It should be mentioned that the energy class is G, with an energy consumption of 500.00 kWh/m<sup>2</sup> year and CO<sub>2</sub> emissions of 500.00 kgCO<sub>2</sub>/m<sup>2</sup> year. Do not miss the opportunity to live in this exclusive villa next to the Artola Dunes. Contact us today to schedule a visit and fall in love with your future home!

## Property Features

- Pool
- Garden
- Terrace
- Garage
- Energetic certification: G
- Balcony



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