



## Bungalow for sale in Marbella, Marbella

1,400,000 €

Reference: N7445   Bedrooms: 4   Bathrooms: 4   Build Size: 252m<sup>2</sup>   Terrace: 118m<sup>2</sup>



PARCELA 2.3  
PORTAL 10 / PLANTA PRIMERA  
PUERTA B

|                      | SUP. UTIL. INT/EXT   |
|----------------------|----------------------|
| Recibidor            | 5.53 m <sup>2</sup>  |
| Cocina               | 9.48 m <sup>2</sup>  |
| Espacio Horno        | 1.82 m <sup>2</sup>  |
| Baño-Cocina          | 20.23 m <sup>2</sup> |
| Escalera             | 11.05 m <sup>2</sup> |
| Aseo                 | 2.03 m <sup>2</sup>  |
| Dormitorio principal | 19.05 m <sup>2</sup> |
| Dormitorio 2         | 14.49 m <sup>2</sup> |
| Dormitorio 3         | 11.93 m <sup>2</sup> |
| Dormitorio 4         | 12.05 m <sup>2</sup> |
| Baño principal       | 8.86 m <sup>2</sup>  |
| Baño 2               | 4.32 m <sup>2</sup>  |
| Baño 3               | 4.77 m <sup>2</sup>  |
| Baño 4               | 7.37 m <sup>2</sup>  |
| Terraza              | 53.48 m <sup>2</sup> |
| Plaza                | 27.25 m <sup>2</sup> |
| Solarium             | 63.52 m <sup>2</sup> |
| Tendedero            | 6.40 m <sup>2</sup>  |



Superficie útil interior:  
Superficie construida interior:  
Superficie construida exterior:  
Superficie construida de terraza:  
Superficie construida de la plaza:  
Superficie construida del BOJA:  
Superficie construida del decreto 218/2005:





## Costa del Sol, Marbella

Gated frontline golf development, on gentle hills in the outskirts of Marbella. 3 and 4 bedroom homes with large windows, and living room and kitchen integrated into an open-plan space that allows you to take advantage of natural light at every moment of the day. The terrace has been designed to integrate nature and the sea into your best moments. Extensive green areas under centenary pine trees, spa and gym, and 2 large swimming pools with solarium to enjoy the countless hours of sunshine that southern Spain has to offer. Marbella is considered the capital of the western Costa del Sol. Bathed by the sea and sheltered from the mountains, with splendid and extensive beaches with calm waters along 27 km of coastline, marinas, 21 golf courses, hospital, beach bars, and a wide gastronomic offer, from the typical beach bars and tapas bars to the most luxurious Michelin-starred restaurants. All this, added to its microclimate with 320 days of sunshine a year, makes Marbella one of the most sought after destinations to live in Spain.



## Features:

| Features             | Views                      | Setting    |
|----------------------|----------------------------|------------|
| Communal Pool        | Sea Views                  | Beachside  |
| Parking              | Panoramic Views            | Beachfront |
| Private Pool         |                            | Town       |
| Pool                 |                            |            |
| Open Views           |                            |            |
| Golf                 |                            |            |
| Beach                |                            |            |
| Urban                |                            |            |
| Garden Views         |                            |            |
| Garage               |                            |            |
| Village Views        |                            |            |
| Sea Views            |                            |            |
| Countryside          |                            |            |
| First Line           |                            |            |
| Pool Views           |                            |            |
| <b>Energy Rating</b> | <b>CO2 Emission Rating</b> |            |
| B                    | B                          |            |