

## Villa for sale in Marbella, Costa del Sol

7 Bedrooms | 5 Bathrooms | 365 m<sup>2</sup> Interior | 141 m<sup>2</sup> Terraces | **Garden** Yes | **Pool** Yes  
€ 1,561 IBI



### Property Description

#### Exquisite Andalusian Villa Walking Distance to Marbella & the Beach

Nestled in a peaceful cul-de-sac on the outskirts of Marbella, this elegant Andalusian villa offers the perfect balance between tranquillity and proximity. Just a 7-minute stroll brings you to the vibrant entrance of Marbella, its golden beaches, and charming seaside restaurants. The location also provides excellent access to renowned schools, La Cañada shopping center, and easy connections to the A7 and AP7 motorways.

Set on three levels plus a panoramic rooftop terrace, the villa spans 506 m<sup>2</sup> of beautifully proportioned living space, blending traditional charm with bright, open interiors.

#### Main Level

A welcoming vestibule leads into a spacious living and dining area filled with natural light and opening onto a terrace with captivating sea views. The fully equipped kitchen, guest toilet, and an en-suite bedroom complete this floor — ideal for guests or family.

#### First Floor

Upstairs, two generous en-suite bedrooms with their own bathroom, each feature private balconies framing stunning views of the Mediterranean and Marbella's skyline.

#### Rooftop Terrace

The crown jewel of the home is its expansive roof terrace — offering 360° panoramic views of La Concha Mountain, the sea, and the city below. A magical setting for sunrise coffees or sunset gatherings.

#### Garden Level

The lower floor hosts three additional bedrooms, a bathroom, and direct access to the lush garden filled with mature fruit trees and a serene swimming pool area — a private haven for outdoor living. Additional features include a large carport, ample storage, and a sense of peace and privacy just minutes from the heart of Marbella.

This is a home that perfectly embodies the spirit of the Andalusian coast — timeless, sun-drenched, and effortlessly elegant.

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