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Villa

Marbella



Rooms: 5	Bathrooms: 0	M²: 210	Price: 725,000 €
Status: Sale	Property Type: Villa	Reference: R5272534	Publish date: 07.02.26

Overview:Beautiful Andalusian villa with a unique character in Marbella East. Located in Loma de las Palmas urbanization, nestled among trees and surrounded by natural spaces, it's just 1 km from the beach (a 5-10 minute walk) and a 5-10 minute drive from all amenities. South-facing, it enjoys abundant sunshine throughout the day. The property comprises 5 separate accommodations, each with its own private entrance, totaling 210 m² of living space, all situated on a spacious 825 m² landscaped plot: - LA CASITA: Located right at the entrance to the property, it offers direct access by car, as the garage is on the ground floor. Upstairs, you'll find a studio apartment with a combined living and sleeping area, a bathroom with a bathtub, a kitchen, and a south-facing balcony/terrace with space for al fresco dining. It's perfect for hosting guests, thanks to its complete privacy. - CASA CARINA: This is the main house, accessed from the entrance via a picturesque brick and ceramic tile staircase that leads through the garden. At the rear of the house, you'll find an access patio and the main entrance. The house comprises: a living room with a fireplace and an open-plan kitchen, all in a charming rustic style (almost all furniture and appliances are included in the price); a spacious terrace with beautiful views; a bedroom; and a bathroom (with a bathtub). - THE SUITE: From the same patio, you can access The Suite, which has its own private entrance and

consists of a bedroom and a bathroom with a shower. It's also suitable for hosting guests, thanks to its complete privacy. - "LOS AMIGOS" APARTMENT: With its own access to the garden, this apartment is also ideal for hosting guests, as it offers complete independence. It comprises: a living room, a kitchen, a bedroom, and a bathroom with a bathtub. - THE ATELIER: A side staircase attached to the facade leads to the door of this accomodation, which also offers absolute privacy thanks to its separate entrance. It has been used as an art studio, but with minimal renovation, a bathroom with shower could be added to convert it into an additional guest suite. Being the top floor of the house, it offers beautiful panoramic views. The villa currently does not have a swimming pool, but one could be built right at the foot of the main house, where there is ample space on level ground. The plot is classified as urban land (UE-2 classification, detached single-family home). Automatic irrigation system, connected to the internet. There is a water tank with a capacity of up to 3,000 liters, connected to a compressor to increase irrigation power. Air conditioning with heat pump (A/C hot and cold). Fiber optic internet. Building Technical Inspection (ITE) carried out in 2025 and passed without issues. Property tax IBI: €971 / year Garbage collection fee: €278 / year Community fees: €33 / month Agency fees: included in the price

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Features:

Air conditioning, Sea views, None, None, Parking