

## Villa for sale in Marbella, Costa del Sol

**5 Bedrooms | 3 Bathrooms | 433 m<sup>2</sup> Interior | 76 m<sup>2</sup> Terraces | Garage Yes | Garden Yes | Pool Yes**  
**€ 1,940 IBI | € 140 Rubish tax | € 40 Community fees**



### Property Description

Spacious five-bedroom, south facing villa in the sought-after area of Xarblanca, Marbella. This prime location offers proximity to shops, restaurants, and essential services, while providing a tranquil residential setting. The property boasts a private garden and swimming pool, perfect for relaxation and entertaining. The property has an open-plan living and dining room; fully fitted kitchen and lounge area with access to a spacious terrace and garden; master suite; and a guest toilet on the ground floor. The first floor includes four bedrooms, two bathrooms and a spacious terrace with sea views. The lower level of the property leads to a laundry area, guest toilet and spacious room which could be used as a gym or additional bedroom. Other features include hot and cold air conditioning, solar panels, fitted wardrobes and a spacious driveway. A fantastic opportunity in a highly desirable location.



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