



Marbesa, Marbella East  
Marbesa 203

bedrooms **4**    bathrooms **4**    built  $\frac{m^2}{m^2}$  **419**    terrace  $\frac{m^2}{m^2}$  **236**    plot  $\frac{m^2}{m^2}$  **680**



community -- month    garbage -- year    ibi -- year    for sale **3.995.000 €**

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

## Marbesa, Marbella East

# Marbesa 203

Marbesa 203 is an exquisite modern villa situated in Marbella East. Nestled on a prime corner plot, this stunning property offers not only proximity to the beach but also convenient access to a variety of nearby restaurants and the vibrant Marbella centre. Marbesa 203 showcases a captivating facade that seamlessly blends natural stone and wooden accents, enhanced by integrated exterior LED lighting.

Upon entering, you'll be greeted by a breathtaking garden level featuring ample terraces perfect for alfresco dining and relaxing in chic outdoor chill-out areas. The south-western orientation ensures the property is bathed in natural light throughout the day and offers spectacular sunset views. The private outdoor pool, usable all year round, provides an oasis for leisure and entertainment. The show-stopper of the exterior is the stunning solarium, equipped with sunbathing areas and a chill-out zone, offering panoramic sea views and a perfect setting for relaxation or hosting guests.

Inside, the villa's interiors are impeccably crafted by the esteemed La Albaida. The ground floor boasts an open-plan layout, allowing for seamless transitions between spaces. Floor-to-ceiling glass sliding doors flood the living areas with light and provide direct access to the terraces. The cosy living room, formal dining area, and modern kitchen—complete with state-of-the-art appliances and abundant counter and storage space—embody both elegance and practicality.

Marbesa 203 offers four luxurious ensuite bedrooms, each designed to maximise comfort and style. The master bedroom stands out with its elegant decor, direct terrace access, ample storage, and a stunning master bathroom featuring a standalone bath, walk-in shower, and double vanity. The upper level presents partial sea views, while the lower level is dedicated to bespoke amenities, including a custom-made bar, entertainment area, and a soon-to-be-added home gym.

Reference	543263	Beds	4	Built m <sup>2</sup>	419
Type	Villa	Baths	4	Interior m <sup>2</sup>	419
Location	Marbesa, Marbella East	En-suite Baths	---	Terrace m <sup>2</sup>	236
		Guest Toilets	2	Plot m <sup>2</sup>	680
		Pax	---		
Pool	Private	Community	---	Levels	4
Garden	Private	Garbage	---	Floor	---
Garage	Carport	IBI	---	Orientation	South/West
Parking slots	2	Construct Year	---	EPC	In Progress

For sale

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