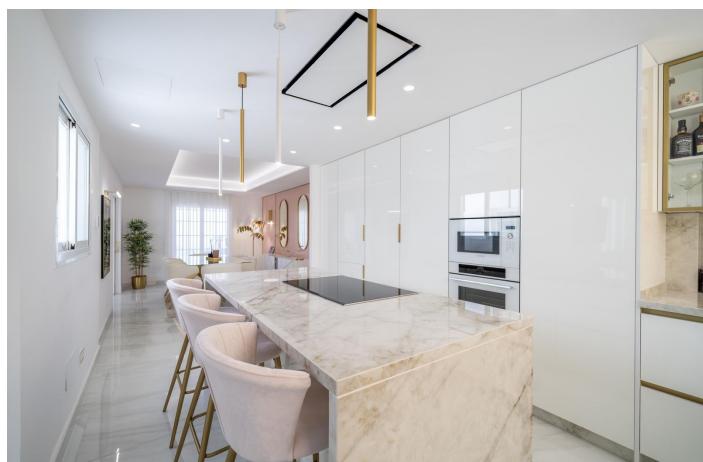
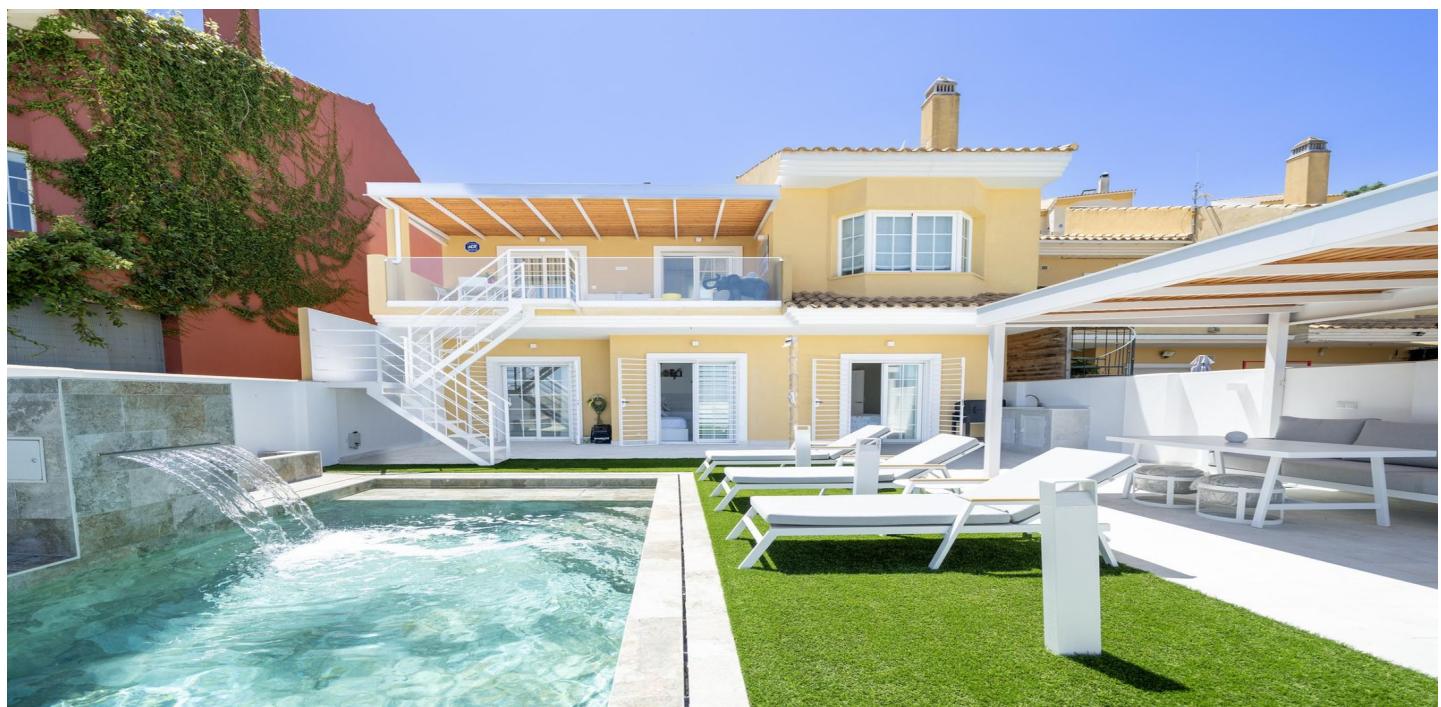




## Semi-Detached House zum Verkauf in Marbella

850.000 €

Referenz: R5234863 Schlafzimmer: 4 Badezimmer: 2 Grundstücksgröße: 282m<sup>2</sup> Garten: 205m<sup>2</sup>





## Costa del Sol, La Mairena

!!Price reducing!!This stunning semi-detached home in La Mairena, one of the most peaceful and exclusive residential areas on the Costa del Sol, truly has it all: contemporary design, privacy, energy-efficient technology, and perfectly designed spaces for family life or entertaining. The property was completely renovated in 2024, including the full replacement of both the electrical and plumbing systems, ensuring long-term comfort, safety, and efficiency. It also features underfloor heating throughout, a high-performance aero-thermal system, pre-installation for solar panels, and a water softener with integrated tank, offering a sustainable and modern living experience. Spread over three levels, the home offers an ideal layout for daily life. On the main floor (98m<sup>2</sup> built), access is through a charming private patio that leads into a hallway. To the right you'll find, the fully equipped open-plan kitchen with a central island, a custom-designed dining area, and a spacious, bright living room with direct access to a sunny terrace – ideal for outdoor breakfasts or evening meals. To the left, there is a modern staircase with stylish, futuristic lighting that leads to the lower floors, as well as a guest toilet. The lower level (111m<sup>2</sup> built) is dedicated to rest and relaxation, featuring four bedrooms, including a master suite with walk-in wardrobe and private bathroom. A second full bathroom serves the remaining bedrooms. Three of the bedrooms open directly onto the main terrace, where you'll find a spectacular heated infinity saltwater pool, complete with automatic safety covers for peace of mind. This outdoor area also includes a fully equipped summer kitchen and a covered chill-out zone, perfect for unwinding while enjoying the breathtaking views. The basement level (169 m<sup>2</sup> built) offers a private garage for two vehicles, a versatile multipurpose room ideal as a playroom, cinema or lounge for the kids, and a technical storage area housing the aero-thermal system, water softener, and main water tank. According to the Land Registry (Catastro), the total built area of the property is 379m<sup>2</sup>. The ground floor and upper floor together make up 209m<sup>2</sup>, while the basement has 169m<sup>2</sup>, of which 40m<sup>2</sup> are conditioned as habitable space. Therefore, the total habitable area of the house is approximately 250m<sup>2</sup>. Located just 10 minutes by car from Elviria center and the beach, 20 minutes from Marbella center. The property enjoys panoramic views of the Mediterranean Sea and the mountains within a UNESCO-designated natural reserve. The location is ideal for families, with easy access to the area's top international schools, such as the German School (Deutsche Schule) and the ECO Bilingual School, combining tranquility, nature and proximity to premium services. One of the property's greatest added values is its proximity to the prestigious La Cala Golf Resort, located just 6 km from the property. This allows residents to enjoy, within minutes, three 18-hole golf courses, a renowned hotel with spa, high-quality restaurants, sports facilities, and an exceptional natural setting. An ideal location both for golf enthusiasts and for those seeking an attractive investment in an area with strong international demand.???? Contact us today to schedule a private viewing. The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expensesAC1



## Eigenschaften:

<b>Merkmale</b>	<b>Klimakontrolle</b>	<b>Zustand</b>
Überdachte Terrasse	Zentralheizung	Exzellent
Private Terrasse		
Keller		
Wood Flooring		
<b>Schwimmbad</b>	<b>Möbel</b>	<b>Küche</b>
Gemeinschaft	Voll möbliert	Voll Ausgerüstet