



Maison semi-défectée à vendre à Marbella

850 000 €

Référence: R5234863 Chambres: 4 Bain: 2 Terrain: 282m² Construite: 205m²





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 aerothermal 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 (98m² 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 (111m² 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 m² 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 aerothermal system, water softener, and main water tank. According to the Land Registry (Catastro), the total built area of the property is 379m². The ground floor and upper floor together make up 209m², while the basement has 169m², of which 40m² are conditioned as habitable space. Therefore, the total habitable area of the house is approximately 250m². 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 expenses AC1



Spécification:

Caractéristiques

- Terrasse couverte
- Terrasse privée
- Sous-sol
- Wood Flooring

Piscine

- Communautaire

Contrôle du climat

- Chauffage central

Condition

- Excellent

Meubles

- Entièrement meublé

Cuisine

- Entièrement équipée