

**Sales - House - Marbella**  
**780.000€**



**Ref.-ID: R4588735**

**Marbella**

**House**

**Community: 2,256 EUR / year**

**IBI: 1,000 EUR / year**



**3**



**3**



**188 m2**

Nestled within the secure confines of Jardines de las Lomas, this charming townhouse offers a comfortable living experience. It's located in an up-and-coming neighborhood that promises to redefine modern luxury living. Plus, it neighbors the luxurious Epic and Karl Lagerfeld Villas and Dolce Gabbana developments. Property Highlights: ~3 Bedrooms, 2 Bathrooms and 1 guest toilet ~A cozy fireplace creates a warm and inviting ambiance. ~A underground garage with door ensures secure parking. ~Spacious storage rooms accommodate your belongings. ~Enjoy a total area of 188 square meters, including 25 square meters of private terrace and balcony. ~This townhouse is part of a peaceful community of just 30 townhouses, ensuring tranquility and privacy. ~Essential amenities are within walking distance, beach is only 5 min walk away. Notably, the neighborhood is undergoing a remarkable transformation with substantial upgrades. This vital coastal route - Istan Road, currently narrow and lacking hard shoulders, is set for a major upgrade by Junta de Andalucía and Marbella council. The 4 million EUR project involves expanding the road, adding hard shoulders, pavements, and roundabouts to enhance safety. New street lighting and palm trees will also adorn the route. This townhouse beautifully embodies contemporary living in a peaceful setting and is part of a community looking towards the future. Don't miss this opportunity to make it your home in the sought-after Golden Mile area of Marbella. For inquiries or viewings, please contact us.

<p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Town</li> <li>✓ Commercial Area</li> <li>✓ Beachside</li> <li>✓ Port</li> <li>✓ Close To Golf</li> <li>✓ Close To Port</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> <li>✓ Close To Marina</li> <li>✓ Urbanisation</li> </ul>	<p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ North West</li> </ul>	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Good</li> </ul>	<p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>	<p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Central Heating</li> <li>✓ Fireplace</li> </ul>	<p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Garden</li> <li>✓ Pool</li> </ul>
<p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Satellite TV</li> <li>✓ Storage Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Basement</li> </ul>	<p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Fully Furnished</li> <li>✓ Optional</li> </ul>	<p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>	<p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>	<p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Electric Blinds</li> </ul>	<p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Garage</li> </ul>
<p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> </ul>					