

**Sales - House - Marbella**  
**1.485.000€**

**www.arbatstates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatstates.com**



**Ref.-ID: R4039840**

**Marbella**

**House**

**IBI: 631 EUR / year**

**Rubbish: 70 EUR / year**



**4**



**5**



**204 m2**

Exclusive unique property in the old town of Marbella. A true beauty. With an elegant and contemporary style, probably the most exclusive house in the old town. Completely renovated with the best qualities. And also with an excellent location, a few steps from the emblematic Plaza de Santo Cristo and the wide tourist street where the best restaurants in the old town are located. However, located in a quiet pedestrian street without noise. The house is distributed over 2 floors. On the main floor where there is a spacious central Andalusian patio, a beautiful entrance hall that leads to a living area with a kitchen. 2 bedrooms both with bathroom en suite, There is also a small individual apartment with bedroom and living room. On the upper floor, we find a spacious living room with built-in, with high wooden ceilings and large windows to the street and the interior terrace. In addition to a fourth bedroom also with an en-suite bathroom. It has underfloor heating and air conditioning throughout the house, fireplace, Internet TV in all rooms, safes in all rooms. The property is being sold with all the furniture, also of high quality.

**Setting**

- ✓ Town
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Close To Marina

**Furniture**

- ✓ Fully Furnished

**Orientation**

- ✓ South

**Kitchen**

- ✓ Fully Fitted

**Condition**

- ✓ Excellent
- ✓ New Construction

**Security**

- ✓ Entry Phone
- ✓ Safe

**Climate Control**

- ✓ Air Conditioning
- ✓ Fireplace
- ✓ U/F Heating

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Views**

- ✓ Beach
- ✓ Courtyard
- ✓ Urban
- ✓ Street

**Category**

- ✓ Luxury
- ✓ Resale

**Features**

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Guest Apartment
- ✓ Double Glazing
- ✓ Near Church