

**Sales - House - Marbella**  
**2.200.000€**

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**Ref.-ID: R4790452**

**Marbella**

**House**

**Community: 6,876 EUR / year**

**IBI: 1,817 EUR / year**

**Rubbish: 185 EUR / year**



**5**



**4.5**



**234 m2**

Beautiful South-Facing, five bedroom Townhouse in the exclusive gated development of Señorío de Marbella. Discover an exceptional opportunity to own a stunning south-facing townhouse in the prestigious Señorío de Marbella, one of the finest gated communities on Marbella's exclusive Golden Mile. This 24-hour secure community exudes the charm of an Andalusian pueblo, featuring picturesque squares with fountains, extensive lush gardens, and mature tropical landscaping. Community Features: Swimming Pools: Three pools, including one heated during colder months. On-Site Dining: Seasonal restaurant. Sports Facilities: Two tennis courts, two paddle courts. Family-Friendly: Children's play area. Prime Location: Just a stone's throw from the 5-star Hotel Puente Romano and its luxurious amenities, as well as the sandy beach. Nearby Amenities: Shopping & Dining: A variety of shops and restaurants. Leisure & Entertainment: Marbella town, Puerto Banus, and numerous golf courses are only a few minutes' drive away. Property Details: This beautifully refurbished townhouse is designed to an exceptionally high standard, offering a blend of comfort and luxury. Ground Floor: Living Room: Spacious and bright with access to a covered terrace overlooking the impeccably maintained community gardens. Dining Area: Elegant space for entertaining. Designer Kitchen: Fully equipped with a utility room. Cloakroom: Convenient for guests. Upper Floor: Master Bedroom: En-suite bathroom and access to a sunny terrace. Additional Bedrooms: Two further bedrooms sharing a bathroom. Solarium: Accessible via a spiral staircase from the terrace, offering spectacular sea and mountain views. Basement: Guest Bedroom: Large and inviting. Bathroom: Modern and well-appointed. Additional Room: Versatile space perfect for a TV room or gym. This exquisite townhouse combines elegance, comfort, and convenience, making it the perfect choice for those seeking a luxurious lifestyle in Marbella. Don't miss out on this rare opportunity to own a piece of paradise on the Golden Mile. Contact us today to arrange a viewing.

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|---|---|---|--|---|---|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Golf</li><li>✓ Close To Town</li><li>✓ Close To Schools</li></ul> | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South</li></ul>    | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>  | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Hot A/C</li></ul>   | <b>Views</b> <ul style="list-style-type: none"><li>✓ Mountain</li><li>✓ Garden</li><li>✓ Pool</li></ul> | <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Fitted Wardrobes</li><li>✓ Double Glazing</li></ul> |
| <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Fully Furnished</li></ul>  | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul> | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li><li>✓ Private</li><li>✓ Landscaped</li></ul> | <b>Security</b> <ul style="list-style-type: none"><li>✓ 24 Hour Security</li></ul> | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Covered</li></ul>                                |   |