

**Sales - House - Marbella**  
**399.000€**

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**Ref.-ID: R4801084**

**Marbella**

**House**

**Community: 276 EUR / year**

**IBI: 511 EUR / year**

**Rubbish: 185 EUR / year**



**3**



**2.5**



**103 m2**

This townhouse is located in a quiet residential area of Marbella, close to amenities and the beach. The property offers spacious accommodation over 4 floors. This property is ideal for families. From the street there is a pedestrian gate and an automatic garage door to access the property. This area is private and has extra storage cupboards installed on its perimeter. From the front door leading into the hallway, we move into the living-dining room area from where you can access a large terrace with BBQ area at the back of the house. The fully fitted modern kitchen is enclosed and on this floor there is also a guest WC. From the ground floor there is a staircase leading to the first floor where we find the master ensuite bedroom, with shower room, dressing area and its own private terrace. Also on this floor there are two guest bedrooms, one of which is used as a walk-in wardrobe, and the other as an office, they share a bathroom. One floor up we find a small room, the laundry room and a large solarium. The basement level offers a large multi-use room with a window currently used as a gym. It also has built-in storage. The property has air conditioning and solar panels to heat the water. Situated close to shops and the vibrant town centre, this property offers easy access to local amenities. The urban views from the property, combined with partial sea views, create a serene environment. The private car parking area adds an extra layer of convenience, ensuring secure parking for residents. This townhouse presents a unique opportunity to enjoy the best of Marbella living.

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|---|--|--|---|---|---|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Shops</li><li>✓ Close To Town</li></ul> | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South</li></ul> | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li></ul> | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Urban</li><li>✓ Street</li></ul> | <b>Features</b> <ul style="list-style-type: none"><li>✓ Fitted Wardrobes</li><li>✓ Private Terrace</li><li>✓ Solarium</li><li>✓ Gym</li><li>✓ Ensuite Bathroom</li><li>✓ Barbeque</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>✓ Private</li></ul>    | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Covered</li></ul>     |   |   |   |