



**Ref.-ID: MIBGR4771453**

**Marbella**

**House**

**Community: 2,040 EUR / year**

**IBI: 1,167 EUR / year**

**Rubbish: 180 EUR / year**



**3**



**2.5**



**140 m2**

Semi-detached house for sale in one of the most sought-after residential areas of Marbella, between Puerto Banús and San Pedro de Alcántara. The Azalea Rio Community, located 150 meters from the beach and 15 minutes walk from Puerto Banús, is a private community that has several community pools and gardens, The house is very sunny with south orientation and consists of two floors; On the ground floor we find a guest bathroom, a fully equipped independent kitchen with its attached laundry room and a spacious living room with fireplace and access to the covered terrace and private garden. On the first floor there is the master bedroom with its en-suite bathroom and private terrace, with other bedrooms that share a bathroom, All rooms have built-in wardrobes. The house and bathrooms have been recently renovated. A magnificent house ideal for living all year round or on vacation, next to the sea, Between Puerto Banus and San Pero de Alcántara. Better to see it, it will not disappoint, the best possible location. Easy visits

**Setting**

- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Port
- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Marina
- ✓ Close To Marina
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ WiFi
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Near Mosque
- ✓ Near Church
- ✓ Fiber Optic

**Utilities**

- ✓ Electricity

**Orientation**

- ✓ South

**Furniture**

- ✓ Fully Furnished

**Category**

- ✓ Beachfront
- ✓ Luxury

**Condition**

- ✓ Excellent
- ✓ Recently Refurbished

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal

**Garden**

- ✓ Communal
- ✓ Private
- ✓ Easy Maintenance

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

**Security**

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ Alarm System

**Views**

- ✓ Garden

**Parking**

- ✓ Underground
- ✓ Garage
- ✓ Private