

## Sales - House - Marbella

**649.000€**

**Marbella**

**House**

**Community: 1,464 EUR / year IBI: 1,218 EUR / year**

**Rubbish: 93 EUR / year**



**5**



**3**



**155 m2**

REDUCED FROM 695.000€!!!! This bright, well-maintained corner townhouse captures Mediterranean living at its best, just a 15-minute walk to Puerto Banus. Featuring 5 spacious bedrooms, including a large en-suite master with a balcony overlooking the colorful communal gardens, all within 183m<sup>2</sup> of interior space. The home is bathed in natural light, beginning with a sunny bedroom on the entrance level and a guest WC to the right. To the left are the kitchen and utility room. The main entrance opens into spacious living and dining areas, divided by a charming chimney and extends to a large private terrace ideal for al fresco dining. A gate from the terrace opens onto lush communal gardens and a swimming pool. The first floor has three bedrooms and two full bathrooms, one en-suite to the master bedroom and a separate bathroom for the other two double rooms. The second floor features a fifth bedroom and another generous terrace with wonderful views across the gardens and community pool, a lovely space for relaxing and private sunbathing. This home caters to discerning buyers seeking a superb spacious family residence, complete with ample open parking and comfort. A short walk away, Puerto Banus offers pristine beaches, water sports, exclusive boutiques, world-class restaurants, and vibrant nightlife. Families will appreciate the proximity to esteemed schools such as Aloha College and Swans International. For sports enthusiasts, Marbella is a golfer's paradise with championship courses like Aloha Golf, Los Naranjos Golf Club, and Real Club de Golf Las Brisas nearby. Padel tennis courts, reflecting one of the world's fastest-growing sports, are also conveniently located and so much more. This bright, sunny home is a must-see, perfectly positioned under 15 minutes from Puerto Banus and the popular beaches.

**Setting**

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

**Climate Control**

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

**Garden**

- ✓ Communal
- ✓ Private
- ✓ Landscaped
- ✓ Easy Maintenance

**Category**

- ✓ Bargain
- ✓ Cheap
- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale

**Orientation**

- ✓ South West

**Views**

- ✓ Mountain
- ✓ Garden
- ✓ Pool
- ✓ Urban
- ✓ Street

**Security**

- ✓ Gated Complex

**Condition**

- ✓ Excellent

**Features**

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

**Parking**

- ✓ Open
- ✓ Communal

**Pool**

- ✓ Communal

**Kitchen**

- ✓ Fully Fitted

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Gas













































