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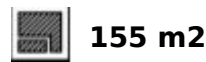
Marbella

Дом

Коммунальные: 1,464 EUR /  
год

ИБИ: 1,218 EUR / год

Мусор: 93 EUR / год



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.

**Расположение**

- ✓ Город
- ✓ Пригородная
- ✓ Коммерческая зона
- ✓ На побережье
- ✓ Порт
- ✓ Рядом с гольф-полем
- ✓ Рядом с магазинами
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Рядом с портом
- ✓ Урбанизация

**Климат-контроль**

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха

**Сад**

- ✓ Общественный
- ✓ Приватный
- ✓ Ландшафтный дизайн
- ✓ Простой в уходе

**Категория**

- ✓ Выгодное предложение
- ✓ Дешевая
- ✓ Дома для отдыха
- ✓ Инвестиции
- ✓ Перепродажа

**ОРИЕНТАЦИЯ**

- ✓ Юго-запад

**ВИД**

- ✓ Горы
- ✓ Сад
- ✓ Бассейн
- ✓ Город
- ✓ Улица

**меры безопасности**

- ✓ Огражденный комплекс

**Состояние**

- ✓ Отличное

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Спутниковое телевидение
- ✓ WiFi
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Мраморные полы
- ✓ Двойные стеклопакеты
- ✓ Оптическое волокно

**Парковка**

- ✓ Открытая
- ✓ Общая

**бассейн**

- ✓ Общий

**Кухня**

- ✓ Полностью оборудованная

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питательная вода
- ✓ Телефон
- ✓ Газ













































