## Sales - House - Marbella

# 1.575.000€












**Ref.-ID: MIBGR4981357** **Marbella** **House**

**IBI: 1,012 EUR / year** **Rubbish: 70 EUR / year** **4** **4** **193 m2** **101 m2**

Elegant house in the heart of Marbella, next to the old town and just 1 minute walk from the promenade and the beaches of the city centre. The house was built just 5 years ago, with high-end materials and finishes, offering the greatest possible comfort throughout the house, where there is underfloor heating and air conditioning in all rooms. Conveniently distributed over 4 floors, through an elegant interior staircase, while super bright, which has been designed and installed by the company that installs them in all Cartier stores. The house is accessed through an elegant entrance hall, where there is a large interior room equipped as a laundry room and storage area. There is also a guest toilet. The spacious living room with open kitchen, fully equipped. Next to the kitchen and the living room, outside there is a pleasant outdoor terrace,creating a comfortable and welcoming space. On the first floor, we find two large bedrooms, both with en-suite bathrooms. The master bedroom has its own outdoor terrace, where you can relax and enjoy the outdoors in complete privacy. On the third floor, there is a large room used as an office area, also with another outdoor terrace. In addition to a third guest bedroom, with an en-suite bathroom and also with a pleasant outdoor balcony. A fantastic solarium terrace where you can sunbathe at any time of day, completes this beautiful and comfortable house, in the center of the city.

**Setting**
- ✔ Town
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Close To Marina

**Orientation**
- ✔ East Facing
- ✔ West Facing

**Condition**
- ✔ Excellent Condition

**Climate Control**
- ✔ Air Conditioning
- ✔ U/F Heating

**Views**
- ✔ Mountain Views
- ✔ Urban Views

**Features**
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Near Church
- ✔ Fiber Optic

**Furniture**
- ✔ Not Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Luxury
- ✔ Resale