

**Sales - House - Marbella**  
**620.000€**



**Ref.-ID: MIBGR5378962**

**Marbella**

**House**

**Community: 1,560 EUR / year**



Semi-Detached Corner House with Sea & Mountain Views - Las Cancelas, Marbella Charming 3-bedroom semi-detached corner house (pareado) with attic, located in the well-established and quiet urbanisation Las Cancelas. This bright and spacious family home offers 204 m<sup>2</sup> according to the property deed, distributed across 2 floors + a real 3rd-floor attic, with excellent natural light thanks to its corner position and multiple orientations. Key Features 204 m<sup>2</sup> total (150 m<sup>2</sup> built + 54 m<sup>2</sup> terraces) 161 m<sup>2</sup> useful 3 double bedrooms (1 suite) 2 bathrooms + 1 guest toilet Large living-dining room with fireplace Independent kitchen 2 private terraces Private patio Marble flooring throughout Fitted wardrobes Air conditioning with cold/hot heat pump Private garage space included Urbanisation & Location Las Cancelas is a consolidated residential area with beautiful communal gardens and 3 communal swimming pools. The property enjoys open views to the sea and mountains. Excellent location — just a few minutes' walk to all daily services: Mercadona, DIA, several schools, pharmacies, and only 2 minutes from El Poritillo bus station. Quick access to the AP-7 motorway. Ideal as a family home or investment. Built in 1987 and ready to move into or update to your taste. Viewing highly recommended.

**Setting**

- ✓ Town
- ✓ Commercial Area
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ WiFi
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Near Church
- ✓ Fiber Optic

**Orientation**

- ✓ North
- ✓ North East
- ✓ South

**Furniture**

- ✓ Fully Furnished

**Condition**

- ✓ Excellent

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal
- ✓ Children`s Pool

**Garden**

- ✓ Communal
- ✓ Private

**Climate Control**

- ✓ Air Conditioning
- ✓ Fireplace

**Security**

- ✓ Gated Complex

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Country
- ✓ Panoramic
- ✓ Garden
- ✓ Courtyard
- ✓ Urban

**Parking**

- ✓ Garage
- ✓ Communal
- ✓ Private