## Sales - House - Marbella

# 589.000€











**Ref.-ID: MIBGR5554987** **Marbella** **House**

**3** **2** **165 m2**

Exclusive Southwest-Facing Corner Townhouse in Central Marbella Discover this bright corner townhouse set in an elevated position above street level right in the heart of Marbella. Thanks to its prized southwest orientation and corner plot, the property enjoys exceptional privacy and abundant natural light throughout the day. The home sits on a generous private plot featuring gated on-site parking—a rare and valuable asset in the city center. Thoughtfully distributed across three levels, it offers spacious, functional living areas tailored for comfortable family life: * Ground Floor: Features a convenient guest toilet, bright living area, kitchen with a separate walk-in pantry, and an oversized utility/laundry room providing ample extra storage. * Second Floor: Comprises three spacious bedrooms, a fully renovated modern bathroom, and direct access to a sunny terrace. * Third Floor: Offers a versatile bonus room—ideal as a fourth bedroom, home office, or playroom—opening onto a second private terrace with open views. Community Amenities & Ongoing Infrastructure Upgrades: Residents enjoy access to a communal swimming pool. Additionally, the urbanization is currently undergoing a comprehensive street rehabilitation project, including brand-new sewage, electrical, and telecommunications networks—ensuring modern infrastructure and strong future value appreciation. A unique opportunity to enjoy the space and privacy of a corner home just steps away from all amenities, shops, and beaches in central Marbella.

**Setting**
- ✔ Town
- ✔ Commercial Area
- ✔ Close To Shops
- ✔ Close To Schools

**Orientation**
- ✔ South Facing
- ✔ West Facing

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

**Views**
- ✔ Urban Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace

**Garden**
- ✔ Private Garden

**Parking**
- ✔ Garage
- ✔ Private Parking

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