

**Sales - House - Marbella**  
**594.900€**

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**Ref.-ID: MIBGR3160294**

**Marbella**

**House**

**Community: 4,800 EUR / year IBI: 963 EUR / year**

**Rubbish: 180 EUR / year**



**3**



**3**



**200 m2**



**50 m2**

Splendid corner townhouse located in one of Marbella's prime areas, across from the Manolo Santana tennis club. The house features three bedrooms, each with its own bathroom, and an additional guest toilet on the ground floor. Enjoy three generously sized terraces spanning across all levels of the residence. The community boasts meticulously cared-for tropical gardens, two impressive swimming pools, an administration office, gymnasium, a recreational space, and a social club with a bar and restaurant. Ample covered parking is available throughout the development for residents. Access to the property can be gained through either the front door or the ground floor terrace. Upon entering through the main door, which is accompanied by an entrance patio and gate, you'll find a foyer with a guest toilet. On this level, there's a spacious and contemporary open-plan kitchen with an island and seating, leading to the dining and living area. This space opens up to a large terrace with a garden area, facing west and providing direct access to the street. The upper floor of the house accommodates three sizable bedrooms, each with its own en-suite bathroom, and a terrace. This level also features external access to a staircase leading to a spacious solarium terrace. Townhouse, Marbella, Costa del Sol. 3 Bedrooms, 3 Bathrooms, Built 200 m², Terrace 40 m², Garden/Plot 50 m². Setting : Country, Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Forest, Close To Marina, Urbanisation. Orientation : West. Condition : Good. Pool : Communal, Children`s Pool. Climate Control : Air Conditioning, Fireplace. Views : Mountain, Country, Panoramic, Garden, Forest, Street. Features : Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Solarium, ADSL / WIFI, Storage Room, Ensuite Bathroom, Marble Flooring, Barbeque, Restaurant On Site, Near Mosque, Fiber Optic. Furniture : Optional. Kitchen : Fully Fitted. Garden : Communal, Private. Security : Gated Complex, Entry Phone, Alarm System. Parking : Covered, Street, More Than One, Communal. Utilities : Electricity, Drinkable Water, Telephone. Category : Luxury, Resale.

<b>Setting</b> <div><div>✓</div>Close To Golf</div> <div><div>✓</div>Close To Port</div> <div><div>✓</div>Close To Shops</div> <div><div>✓</div>Close To Sea</div> <div><div>✓</div>Close To Town</div> <div><div>✓</div>Close To Schools</div> <div><div>✓</div>Close To Forest</div> <div><div>✓</div>Close To Marina</div> <div><div>✓</div>Urbanisation</div>	<b>Orientation</b> <div><div>✓</div>West</div>	<b>Condition</b> <div><div>✓</div>Good</div>	<b>Pool</b> <div><div>✓</div>Communal</div> <div><div>✓</div>Children`s Pool</div>	<b>Climate Control</b> <div><div>✓</div>Air Conditioning</div> <div><div>✓</div>Fireplace</div>	<b>Views</b> <div><div>✓</div>Mountain</div> <div><div>✓</div>Country</div> <div><div>✓</div>Panoramic</div> <div><div>✓</div>Garden</div> <div><div>✓</div>Forest</div> <div><div>✓</div>Street</div>
<b>Features</b> <div><div>✓</div>Covered Terrace</div> <div><div>✓</div>Fitted Wardrobes</div> <div><div>✓</div>Near Transport</div> <div><div>✓</div>Private Terrace</div> <div><div>✓</div>Solarium</div> <div><div>✓</div>WiFi</div> <div><div>✓</div>Storage Room</div> <div><div>✓</div>Ensuite Bathroom</div> <div><div>✓</div>Marble Flooring</div> <div><div>✓</div>Barbeque</div> <div><div>✓</div>Restaurant On Site</div> <div><div>✓</div>Near Mosque</div> <div><div>✓</div>Fiber Optic</div>	<b>Furniture</b> <div><div>✓</div>Optional</div>	<b>Kitchen</b> <div><div>✓</div>Fully Fitted</div>	<b>Garden</b> <div><div>✓</div>Communal</div> <div><div>✓</div>Private</div>	<b>Security</b> <div><div>✓</div>Gated Complex</div> <div><div>✓</div>Entry Phone</div> <div><div>✓</div>Alarm System</div>	<b>Parking</b> <div><div>✓</div>Covered</div> <div><div>✓</div>Street</div> <div><div>✓</div>More Than One</div> <div><div>✓</div>Communal</div>
<b>Utilities</b> <div><div>✓</div>Electricity</div> <div><div>✓</div>Drinkable Water</div> <div><div>✓</div>Telephone</div>	<b>Category</b> <div><div>✓</div>Luxury</div> <div><div>✓</div>Resale</div>				