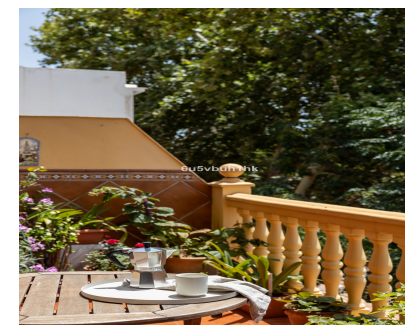


**Sales - House - Marbella**  
**395.000€**

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**+34 662 58 96 58**  
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**Ref.-ID: MIBGR4382032**

**Marbella**

**House**

**IBI: 655 EUR / year**



**3**



**3**



**132 m2**

La Patera, Marbella. Discover comfort and privacy in this charming townhouse in La Patera, Marbella. Located in a central and quiet area, exclusively reserved for local residents, this home offers an oasis of serenity with convenient access to shops, services, green areas, and easy connection to the highway. Highlighted Features: Central and Quiet Location: Low-traffic environment, ideal for local residents. Convenient Access: Close to shops, services, playground, and green areas, with easy connection to the highway. Three-Level Distribution: Uncovered garage, entrance hall, shower room, spacious kitchen, and a cozy living-dining room on the main floor. Lovely Views: Terrace with views of the city of Marbella from the living-dining room. Bright Bedrooms: Two bedrooms on the second floor with views of La Concha, en-suite room with access to a terrace with partial sea views. Versatile Attic: Adaptable space for an office, game room, or dressing room, with a terrace offering panoramic views of the mountain and La Concha. Expansion Potential: This property hides significant potential, with the possibility of expanding the kitchen, living room, en-suite room, and the attic. A unique opportunity to add square meters and customize this home to your needs. Discover the tranquility and infinite potential of this property in La Patera. Contact us to schedule a visit and explore the possibilities of this unique residence.

**Setting**

- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools

**Climate Control**

- ✓ Air Conditioning

**Views**

- ✓ Mountain
- ✓ Country

**Features**

- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ Ensuite Bathroom

**Utilities**

- ✓ Telephone