



**Sales - House - Marbella**  
**670.000€**

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Ref.-ID: MIBGR4942186

Marbella

Community: 1,800 EUR / year

IBI: 940 EUR / year



3



2



204 m<sup>2</sup>

House



30 m<sup>2</sup>

Charming Townhouse in the Centre of Marbella - Steps away from Pirulí If you are looking for comfort, tranquillity and a privileged location, this townhouse is perfect for you. Located in an exclusive gated community of only 36 homes, with communal pool and daily concierge and gardener service, this property combines privacy and comfort in one of the best areas of Marbella. Main features of the property: Surface area: 204 m<sup>2</sup> constructed and 180 m<sup>2</sup> useful. Layout: Ground floor: Entrance hall. Courtesy toilet. Fully equipped kitchen. Spacious living-dining room with direct access to a 30 m<sup>2</sup> private terrace, ideal for outdoor dining. First floor: Three bedrooms with fitted wardrobes. Two complete bathrooms (the master bedroom has a dressing room). Top floor: Solarium of 37 m<sup>2</sup> to enjoy the sun and the views. Glazed winter terrace of 30 m<sup>2</sup> with spectacular views of La Concha, the garden and the swimming pool. Extras and details that make the difference: Two parking spaces: one underground and one above ground outside. Air conditioning and central heating. Gated community with concierge services and garden. Communal swimming pool in a quiet and well-kept environment. Privileged location: A few metres from the emblematic Pirulí and close to all services: schools, restaurants, shops and public transport. All this in one of the most sought after and comfortable areas of Marbella.

Setting	Orientation	Condition	Pool	Views	Features
✓ Town	✓ East	✓ Excellent	✓ Communal	✓ Mountain	✓ Covered Terrace
✓ Commercial Area	✓ West			✓ Garden	✓ Fitted Wardrobes
✓ Close To Sea				✓ Pool	✓ Private Terrace
✓ Close To Town					✓ Ensuite Bathroom
✓ Close To Schools					✓ Double Glazing
✓ Urbanisation					
Kitchen	Garden	Security	Parking		
✓ Fully Fitted	✓ Communal	✓ Gated Complex	✓ Underground		
			✓ More Than One		