



**Sales - House - Marbella**  
**550.000€**

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Ref.-ID: MIBGR5134732

Marbella

Community: 444 EUR / year

IBI: 519 EUR / year

Rubbish: 180 EUR / year



4



3



175 m<sup>2</sup>



25 m<sup>2</sup>

House

An opportunity you can't miss! We are pleased to exclusively present this spectacular, classic-style, three-story townhouse in the Bello Horizonte area of Marbella. The property has excellent access and features four spacious bedrooms, all with built-in wardrobes, and three bathrooms. On the ground floor, there is a cozy patio covered with a pergola that provides access to the home. To the left is a guest toilet, and to the right is the generously sized kitchen, opposite the spacious and warm living room with its fireplace. From the living room terrace, there is access to the basement where you can go up to the first floor and find three bedrooms, all with built-in wardrobes and two bathrooms. The master bedroom has a balcony, en-suite bathroom, and sauna. On the upper level, there is a spacious bedroom with beautiful views and a cozy terrace with panoramic sea views. The development has a large communal pool with a garden area. Located in a high-end residential area, close to all essential services such as shops, restaurants, schools, and just minutes from the beach, this house is ideal for permanent residence, as well as for those seeking a second home in one of Marbella's most desirable areas, and for those seeking high rental returns. Book your viewing today...tomorrow may be too late. Agent fees included in the price. Important: According to Decree 218/2005, of October 11, on consumer information regarding the purchase and sale of homes in Andalusia, please note that notary, registry, and other fees inherent to the purchase and sale are not included in the price.

<b>Setting</b>	<b>Orientation</b>	<b>Condition</b>	<b>Pool</b>	<b>Climate Control</b>	<b>Views</b>
<input checked="" type="checkbox"/> Close To Port <input checked="" type="checkbox"/> Close To Shops <input checked="" type="checkbox"/> Close To Sea <input checked="" type="checkbox"/> Close To Town <input checked="" type="checkbox"/> Urbanisation	<input checked="" type="checkbox"/> East <input checked="" type="checkbox"/> West	<input checked="" type="checkbox"/> Restoration Required	<input checked="" type="checkbox"/> Communal	<input checked="" type="checkbox"/> Air Conditioning <input checked="" type="checkbox"/> Fireplace	<input checked="" type="checkbox"/> Sea <input checked="" type="checkbox"/> Mountain <input checked="" type="checkbox"/> Country <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Street
<b>Features</b>	<b>Furniture</b>	<b>Kitchen</b>	<b>Parking</b>	<b>Utilities</b>	<b>Category</b>
<input checked="" type="checkbox"/> Fitted Wardrobes <input checked="" type="checkbox"/> Near Transport <input checked="" type="checkbox"/> Private Terrace <input checked="" type="checkbox"/> WiFi <input checked="" type="checkbox"/> Sauna <input checked="" type="checkbox"/> Wood Flooring <input checked="" type="checkbox"/> Basement	<input checked="" type="checkbox"/> Fully Furnished	<input checked="" type="checkbox"/> Fully Fitted	<input checked="" type="checkbox"/> Street	<input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Drinkable Water <input checked="" type="checkbox"/> Telephone	<input checked="" type="checkbox"/> Holiday Homes <input checked="" type="checkbox"/> Investment