



**Sales - House - Marbella**  
**745.000€**

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**Ref.-ID: MIBGR5283835**

**Marbella**

**House**

**Community: 1,680 EUR / year** **IBI: 1,300 EUR / year**

**Rubbish: 180 EUR / year**



**4**



**2.5**



**206 m<sup>2</sup>**



**40 m<sup>2</sup>**

Spectacular townhouse in one of the best areas of Marbella (Don Miguel) Just a few meters from the bus station, we find this beautiful and bright townhouse, southwest-facing and set on a plot of approximately 140 m<sup>2</sup>. The property is distributed as follows: ✓ Entrance level: Spacious garage with capacity for 2 vehicles. ✓ Ground floor (62 m<sup>2</sup> + terrace and garden): Very spacious kitchen Laundry area Guest toilet Living room with direct access to the terrace and private garden Direct access to the communal swimming pool ✓ Basement level: Registered in the title deeds, with approximately 70 m<sup>2</sup> of additional space, ideal for a games room, gym, extra bedroom, or storage room. ✓ First floor (65 m<sup>2</sup>): 3 exterior bedrooms 2 full bathrooms Located in a quiet residential area and in excellent condition, within a very well-maintained community. Only a 10-minute walk to Marbella's Old Town, 5 minutes by car to La Cañada, and just 200 meters from supermarkets, schools, and all kinds of services. A unique opportunity to live in one of the most convenient and sought-after areas of Marbella.

**Setting**

- ✓ Town
- ✓ Commercial Area
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

**Features**

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Utility Room
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Fiber Optic

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

**Orientation**

- ✓ South West
- ✓ West

**Condition**

- ✓ Good

**Pool**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning
- ✓ Fireplace

**Views**

- ✓ Mountain
- ✓ Garden
- ✓ Urban

**Furniture**

- ✓ Not Furnished

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Communal
- ✓ Private

**Security**

- ✓ Gated Complex

**Parking**

- ✓ More Than One
- ✓ Private

**Category**

- ✓ Luxury