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Sales - House - Marbella

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Ref.-ID: MIBGR5378962 **Marbella** **House**

Community: 1,560 EUR / year **3** **3** **204 m2**

Semi-Detached Corner House with Sea & Mountain Views – Las Cancelas, Marbella Charming 3-bedroom semi-detached corner house (pareado) with attic, located in the well-established and quiet urbanisation Las Cancelas. This bright and spacious family home offers 204 m² according to the property deed, distributed across 2 floors + a real 3rd-floor attic, with excellent natural light thanks to its corner position and multiple orientations. Key Features 204 m² total (150 m² built + 54 m² terraces) 161 m² useful 3 double bedrooms (1 suite) 2 bathrooms + 1 guest toilet Large living-dining room with fireplace Independent kitchen 2 private terraces Private patio Marble flooring throughout Fitted wardrobes Air conditioning with cold/hot heat pump Private garage space included Urbanisation & Location Las Cancelas is a consolidated residential area with beautiful communal gardens and 3 communal swimming pools. The property enjoys open views to the sea and mountains. Excellent location — just a few minutes' walk to all daily services: Mercadona, DIA, several schools, pharmacies, and only 2 minutes from El Poritillo bus station. Quick access to the AP-7 motorway. Ideal as a family home or investment. Built in 1987 and ready to move into or update to your taste. Viewing highly recommended.

Setting
- ✔ Town
- ✔ Commercial Area
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ North Facing
- ✔ North East Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool
- ✔ Childrens Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Courtyard Views
- ✔ Urban Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ WiFi
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Near Church
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Private Garden

Security
- ✔ Gated Complex

Parking
- ✔ Garage
- ✔ Communal Parking
- ✔ Private Parking