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Sales - House - Marbella

790.000€

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Ref.-ID: MIBGR5527069 **Marbella** **House**

Community: 2,616 EUR / year **IBI: 893 EUR / year** **Rubbish: 1,380 EUR / year** **3** **2.5** **174 m2** **28 m2**

Renovated Townhouse in Nagüeles – Close to Marbella town and Puerto Banús Looking for a comfortable home in an established residential area, conveniently located close to Marbella town and just a few minutes from Puerto Banús? This beautiful modernized townhouse in Nagüeles offers the perfect combination of modern comfort, generous living space and a peaceful setting, close to everything Marbella has to offer. The townhouse was fully renovated some years ago and remains in very good condition, ready to be enjoyed as a permanent residence or a holiday home. The entrance level features a modern, fully fitted kitchen with a breakfast bar, complemented by an adjoining laundry room and additional storage space. The bright and airy living room opens directly onto a south-facing paved garden area, ideal for enjoying the sunshine and outdoor living throughout the year. The middle floor comprises two spacious bedrooms, both with en-suite bathrooms and their own private terraces. Pleasant views of the garden, surrounding greenery and mountains enhance the sense of space and tranquillity. Ample storage space adds to the home's practicality. The generous attic level offers excellent flexibility to suit your needs. It could be converted into two additional bedrooms, creating a four-bedroom home, or enjoyed as it is today, with a peaceful home office and a cosy TV lounge. A powder room on this level adds further convenience. The elevated position offers attractive outlooks across the surrounding neighbourhood and even glimpses of the Mediterranean making it an inviting space in which to work, relax or unwind. This is an ideal home for permanent living or as a holiday retreat, offering versatile living spaces, a private south-facing outdoor area and the benefits of a secure, gated community with mature gardens and convenient parking. All this in the sought-after area of Nagüeles, just minutes from Marbella town and Puerto Banús.

Setting
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Forest
- ✔ Urbanisation

Orientation
- ✔ North Facing
- ✔ South Facing

Condition
- ✔ Recently Renovated

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Utility Room
- ✔ Near Mosque
- ✔ Fiber Optic

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Private Garden
- ✔ Easy Maintenance Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ Alarm System

Parking
- ✔ Covered Parking
- ✔ Open Parking
- ✔ Street Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Resale
- ✔ Contemporary