

## Sales - House - Marbella

**809.000€**

**Marbella**

**House**

**Community: 792 EUR / year**

**IBI: 1,742 EUR / year**

**Rubbish: 198 EUR / year**



**3**



**4**



**243 m2**

Living in a quiet tropical oasis situated in the heart of Marbella town is possible. Nestled within a lush tropical community garden, this exclusive property offers a unique blend of privacy and convenience. With all services at your fingertips, you'll enjoy the perks of living in the center of town while basking in the serenity of your private garden. This exceptional townhouse is very spacious and is divided over 4 levels: including a refurbished basement with bathroom and a solarium. Entrance, kitchen and living/dining area are on the ground floor, the 3 bedrooms are on the first floor. There are in total three bathrooms for comfort and luxury for everyone in the household. Additionally, there is a convenient guest toilet for visitors. The generously sized basement offers an extra storage room plus a room which can easily be used as another bedroom as natural light and a bathroom is provided. With only 16 townhouses in this small community, you'll enjoy a close-knit neighborhood feel, fostering a sense of community resulting in a very well kept community. Offering 2 underground parking spaces and a locked carport right in front of your entrance makes your life easy. Immerse yourself in the beauty of Marbella while enjoying the convenience of living in its vibrant center. La Ermita de Marbella offers an unparalleled lifestyle opportunity, blending tranquility, modern amenities, and a thriving location. Experience the best of both worlds in this exquisite townhouse. A beautiful family house built in 2005, needs updating, however it is a perfect option for living all year round or a very good rental investment. Call us and request a viewing and discover this perfect living option downtown Marbella.

### Setting

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

### Climate Control

- ✓ Air Conditioning
- ✓ Fireplace

### Garden

- ✓ Communal
- ✓ Private

### Orientation

- ✓ South East

### Views

- ✓ Garden

### Security

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System

### Condition

- ✓ Good

### Features

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Storage Room
- ✓ Marble Flooring
- ✓ Basement

### Parking

- ✓ Garage
- ✓ More Than One

### Pool

- ✓ Communal

### Kitchen

- ✓ Fully Fitted

### Category

- ✓ Resale



























