

**Sales - House - Marbella**

**1.450.000€**

Community: 7,680 EUR / year    IBI: 2,000 EUR / year

Rubbish: 93 EUR / year

 3

 3

 261 m2

 200 m2

Semi-Detached House for Sale in Hill Club, Sierra Blanca, Marbella Discover this stunning semi-detached house in the exclusive area of Hill Club, in Sierra Blanca, Marbella. With a constructed area of 260 m<sup>2</sup> and a 200 m<sup>2</sup> garden, this home is ideal for enjoying the Mediterranean climate. The property features 3 spacious bedrooms, one en-suite with a dressing room, and 2 bathrooms plus a guest toilet. The fully equipped kitchen offers direct access to the laundry room and garden, making everyday life easier. The inviting living and dining area opens onto a 60 m<sup>2</sup> terrace, perfect for relaxing or entertaining friends and family. The rooftop solarium is a true luxury, with a barbecue area and kitchen, where you can enjoy stunning sea views while enjoying your meals al fresco. The house also includes additional features such as air conditioning, marble sinks, and built-in wardrobes, ensuring comfort and style. Located in a gated community with 24-hour security, this property not only offers tranquility but also a private parking space. With its south, east, and west exposure, you'll enjoy natural light throughout the day. This is a unique opportunity in one of the most coveted areas of the Costa del Sol.

Townhouse, Marbella, Costa del Sol. 3 Bedrooms, 3 Bathrooms, Built 261 m<sup>2</sup>, Garden/Plot 200 m<sup>2</sup>. Setting : Town, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Forest, Urbanisation. Orientation : East, South, West. Pool : Communal. Climate Control : Air Conditioning, Hot A/C, Cold A/C, Fireplace. Views : Sea, Mountain, Panoramic, Forest. Features : Fitted Wardrobes, Near Transport, Private Terrace, Solarium, Utility Room, Ensuite Bathroom, Marble Flooring, Barbeque, Double Glazing. Furniture : Not Furnished. Kitchen : Fully Fitted. Garden : Communal. Security : Gated Complex, Entry Phone, Alarm System, 24 Hour Security. Parking : Communal, Private. Utilities : Electricity, Drinkable Water. Category : Bargain, Investment, Resale.

Setting

- ✓ Town
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Urbanisation

Views

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic
- ✓ Forest

Garden

- ✓ Communal

Category

- ✓ Bargain
- ✓ Investment
- ✓ Resale

Orientation

- ✓ East
- ✓ South
- ✓ West

Features

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Barbeque
- ✓ Double Glazing

Security

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ Alarm System
- ✓ 24 Hour Security

Pool

- ✓ Communal

Furniture

- ✓ Not Furnished

Parking

- ✓ Communal
- ✓ Private

Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Fireplace

Kitchen

- ✓ Fully Fitted

Utilities

- ✓ Electricity
- ✓ Drinkable Water



































































































