

## Sales - House - Marbella

**487.000€**

**Marbella**

**House**

**Community: 2,076 EUR / year**

**IBI: 940 EUR / year**



**3**



**3**



**141 m2**

Discover this charming townhouse in Los Naranjos, Marbella! With a built area of 141 m<sup>2</sup>, this home stands out for its brightness and excellent layout. The spacious living-dining room with a fireplace is perfect for enjoying cozy family moments. The independent kitchen offers a functional space for cooking enthusiasts. With 3 bedrooms and 3 full bathrooms, every corner is designed to provide comfort and privacy. The sunny terraces invite you to relax outdoors, while the exterior area is ideal to enjoy the Mediterranean climate. This townhouse is perfect both as a permanent residence or a holiday investment. Its strategic location offers easy access to services, schools, and the main communication routes. Built in 2005 and in good condition, this property features fitted wardrobes and a balcony that adds a special touch. With south and east orientation, you'll enjoy plenty of natural light all day long. Don't miss the opportunity to live in such a privileged environment. Come and visit — fall in love with your new home!

### Setting

- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Urbanisation

### Climate Control

- ✓ Air Conditioning
- ✓ Fireplace

### Kitchen

- ✓ Not Fitted

### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

### Orientation

- ✓ East
- ✓ West

### Views

- ✓ Mountain
- ✓ Pool

### Garden

- ✓ Communal
- ✓ Private

### Category

- ✓ Distressed

### Condition

- ✓ Fair

### Features

- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ WiFi
- ✓ Marble Flooring

### Security

- ✓ Alarm System

### Pool

- ✓ Communal

### Furniture

- ✓ Not Furnished

### Parking

- ✓ Private







































