MIBGROUP.ES

## Sales - House - Marbella

## 397.000€

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**Ref.-ID: MIBGR5166580** **Marbella** **House**

**Community: 2,040 EUR / year** **IBI: 159 EUR / year**

**2** **2** **96 m2** **136 m2**

Discover this charming townhouse in Los Altos de Los Monteros, one of the most exclusive residential areas in East Marbella. With a south-facing orientation offering panoramic views of Marbella Bay, this property combines elegance, natural light, and an incomparable natural setting. The property is distributed over two levels: Main floor: a spacious and bright living room with a fireplace, an open-plan kitchen, a guest toilet, and a cozy terrace—perfect for enjoying the Mediterranean climate. From here, you can access the 50 m² private garden, ideal for relaxing surrounded by nature. Upper floor: two bedrooms, one bathroom,designed for maximum comfort. The master bedroom has access to a second terrace with stunning sea views, air conditioning, and double-glazed windows that guarantee peace and quiet, as well as thermal comfort. Located on a hilltop and surrounded by green areas, trees, and well-maintained gardens, the residential complex offers a tranquil and exclusive environment. ???? Prime location: Just 5 minutes from the sandy beach of East Marbella (over 10 km of natural coastline). 10 minutes from Marbella city center. 35 minutes from Malaga International Airport. Close to supermarkets, amenities, and restaurants. This house is ideal as both a permanent residence and a holiday home: a place to enjoy peace and quiet, stunning Mediterranean views, and the true essence of the Costa del Sol.

**Setting**
- Close To Golf
- Close To Sea
- Close To Town
- Close To Schools
- Close To Forest
- Urbanisation

**Orientation**
- South Facing

**Condition**
- Good Condition
- Restoration Required

**Pool**
- Communal Pool

**Climate Control**
- Air Conditioning
- Hot A/C
- Cold A/C

**Views**
- Sea Views
- Panoramic Views
- Garden Views

**Features**
- Private Terrace
- Storage Room
- Double Glazing

**Furniture**
- Optional Furniture

**Kitchen**
- Fully Fitted Kitchen

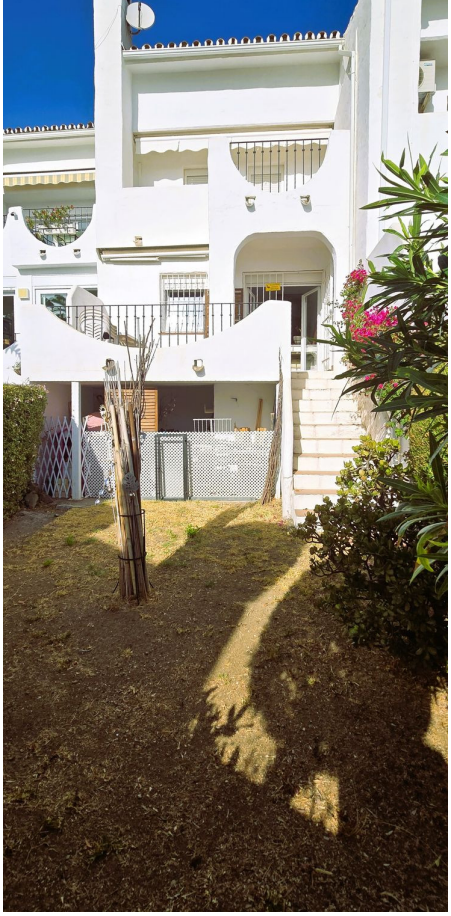
**Garden**
- Communal Garden
- Private Garden

**Security**
- Electric Blinds

**Parking**
- Open Parking
- Street Parking
- Communal Parking

**Utilities**
- Electricity

**Category**
- Bargain
- Investment






ON AIR


















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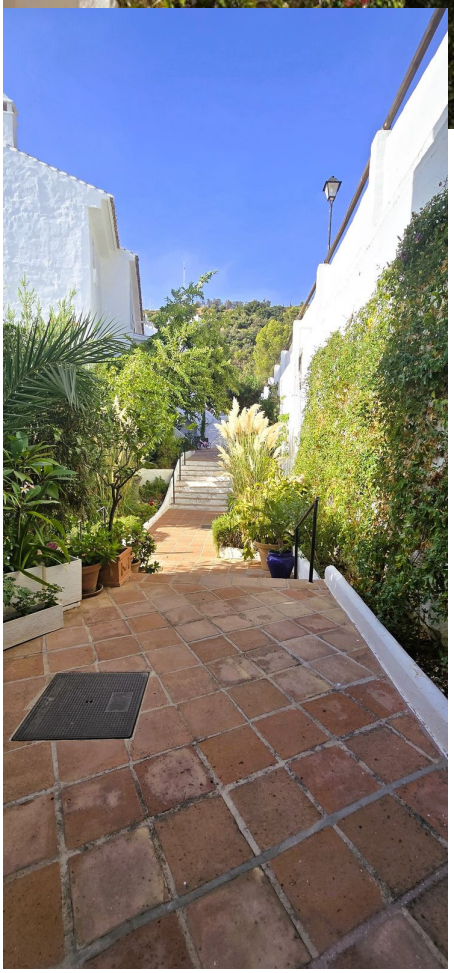






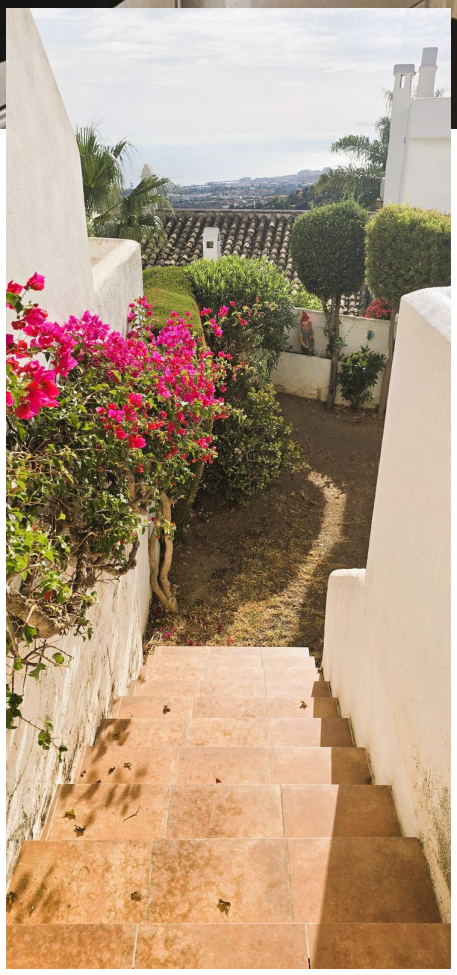




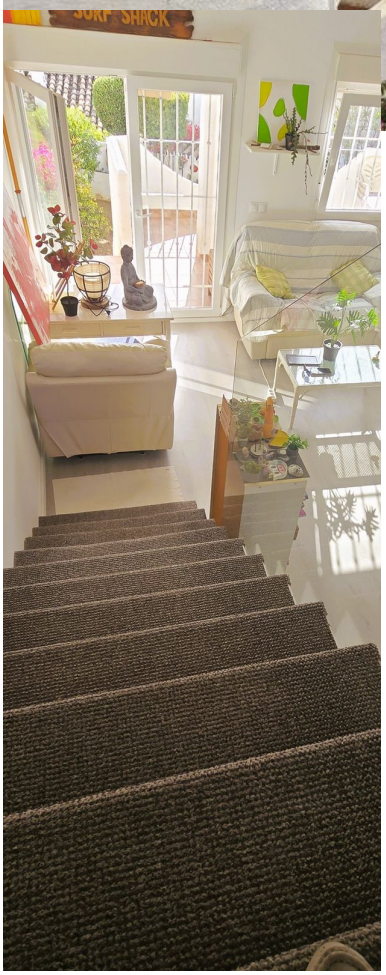



WELCOME








SURF SHACK


HAND - PAINTED
WATERCOLOR
PLANTS
COLLECTION
BOTANICAL
LIFE











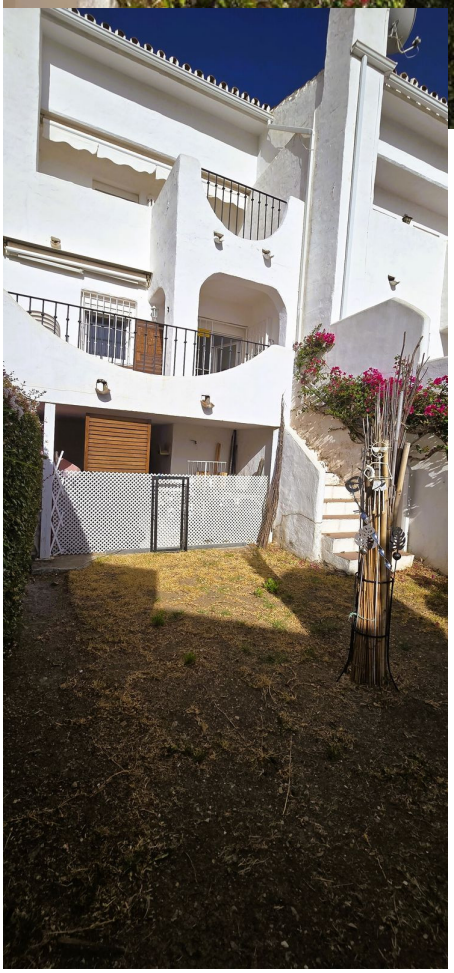



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