

**Ref.-ID: MIBGR5349352**

**Marbella**

**House**



Magnificent semi-detached house located in a quiet and well-maintained residential area of Marbella. The property stands out for its brightness and spaciousness, and is distributed over three floors plus a basement, all connected by a lift, providing added convenience and accessibility. It has 4 bedrooms, 3 bathrooms (two en suite) and 1 guest toilet, as well as a spacious games room in the basement with natural light. It also has a private garage with space for two vehicles. Outside, the house offers a large porch with direct access to the communal swimming pool (open year-round), as well as two pleasant terraces, perfect for enjoying the local climate. It is also equipped with built-in wardrobes in all bedrooms and air conditioning with a heat pump, guaranteeing comfort throughout the year. Prime location: just 7 minutes from Fontanilla Beach, 6 minutes from La Cañada Shopping Centre, 10 minutes from Puerto Banús, and 35 minutes from the airport. Townhouse, Marbella, Costa del Sol. 4 Bedrooms, 4 Bathrooms, Built 334 m<sup>2</sup>, Terrace 36 m<sup>2</sup>, Garden/Plot 40 m<sup>2</sup>. Setting : Close To Shops, Close To Town, Close To Schools, Urbanisation. Condition : Good. Pool : Communal. Climate Control : Air Conditioning, Hot A/C, Cold A/C. Views : Mountain, Garden. Features : Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Storage Room, Utility Room, Ensuite Bathroom, Access for people with reduced mobility, Courtesy Bus, Near Church, Fiber Optic. Furniture : Part Furnished. Kitchen : Fully Fitted. Garden : Communal, Private. Security : Gated Complex. Parking : Garage, Covered, More Than One, Private. Category : Resale.

**Setting**

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

**Views**

- ✓ Mountain
- ✓ Garden

**Garden**

- ✓ Communal
- ✓ Private

**Condition**

- ✓ Good

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Courtesy Bus
- ✓ Near Church
- ✓ Fiber Optic

**Security**

- ✓ Gated Complex

**Pool**

- ✓ Communal

**Furniture**

- ✓ Part Furnished

**Parking**

- ✓ Garage
- ✓ Covered
- ✓ More Than One
- ✓ Private

**Climate Control**

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

**Kitchen**

- ✓ Fully Fitted

**Category**

- ✓ Resale



















