



**Sales - House - Marbella**  
**830.000€**

**[www.mibgroup.es](http://www.mibgroup.es)**  
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Community: 3,540 EUR / year IBI: 184 EUR / year

Rubbish: 1,350 EUR / year



3



4



283 m2



162 m2

Elegant Townhouse in Marbella Discover this magnificent move-in ready property, located in one of the most sought-after areas of Marbella. A home that combines space, brightness, and comfort, ideal for enjoying the Mediterranean lifestyle in a sought and privileged setting. The property is distributed over two floors, plus a basement and a solarium, offering spacious and carefully designed areas. On the ground floor, there is a bright living-dining room with large windows that provide excellent natural light and direct access to a pleasant terrace and private patio with a barbecue area, perfect for enjoying outdoor living all year round. This level also features a guest toilet and a spacious, recently renovated, fully equipped independent kitchen. The first floor hosts the sleeping area, with a master bedroom that includes an en-suite bathroom and private terrace, as well as two additional bedrooms sharing a full bathroom, ideal for family or guests. The basement offers a highly versatile space, including a large garage with capacity for two cars and storage areas, a full bathroom, and a spacious multi-purpose room that can be used as a gym, office, playroom, or additional bedroom depending on your needs. The solarium becomes a true private oasis, featuring a comfortable chill-out area with sofas and a jacuzzi, where you can enjoy beautiful views of the sea and the community gardens. There is also the possibility of creating an additional room on this level. The property is in excellent condition and includes centralized hot/cold air conditioning and a fireplace. It is part of a gated community offering excellent facilities such as two swimming pools, a paddle tennis court, a children's playground, and extensive communal gardens. Its location is unbeatable, just 5 minutes from Marbella town center, with easy access to schools, restaurants, and all amenities, perfectly combining tranquility, privacy, and convenience.

**Setting**

- ✓ Town
- ✓ Commercial Area
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

**Orientation**

- ✓ East
- ✓ West

**Condition**

- ✓ Good

**Pool**

- ✓ Communal

**Climate Control**

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

**Views**

- ✓ Sea
- ✓ Panoramic
- ✓ Garden
- ✓ Urban

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Paddle Tennis
- ✓ Ensuite Bathroom
- ✓ Basement

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Communal
- ✓ Private

**Security**

- ✓ Gated Complex
- ✓ Alarm System

**Parking**

- ✓ Underground
- ✓ Private

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Gas

**Category**

- ✓ Investment





























































