

# Продажа - Дом - Marbella

## 417.000€

Marbella

Дом

Коммунальные: 2,040 EUR / год

ИБИ: 159 EUR / год



2



1



96 m2



40 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 m<sup>2</sup> 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.

### Расположение

- ✓ Рядом с гольф-полем
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Рядом с лесом
- ✓ Урбанизация

### Климат-контроль

- ✓ Кондиционер
- ✓ Кондиционер холодного воздуха
- ✓ Кондиционер горячего воздуха

### Кухня

- ✓ Полностью оборудованная

### Коммунальные услуги

- ✓ Электричество

### ОРИЕНТАЦИЯ

- ✓ Юг

### ВИД

- ✓ Море
- ✓ Панорамный
- ✓ Сад

### Сад

- ✓ Общественный
- ✓ Приватный

### Категория

- ✓ Выгодное предложение
- ✓ Инвестиции

### Состояние

- ✓ Хорошее
- ✓ Требуется восстановление

### Особенности

- ✓ Приватная терраса
- ✓ Кладовка
- ✓ Двойные стеклопакеты

### меры безопасности

- ✓ Электрические жалюзи

### бассейн

- ✓ Общий

### Мебель

- ✓ По желанию

### Парковка

- ✓ Открытая
- ✓ Улица
- ✓ Общая













































