

## Продажа - Дом - Marbella

# 1.725.000€

Marbella

Дом

Коммунальные: 4,188 EUR / год

ИБИ: 181 EUR / год

Мусор: 18 EUR / год



3



3



219 m2



54 m2

There are homes, and then there is this one. Tucked behind the private gate of Las Dunas de Bahía Marbella, on the quieter eastern side of town, a world opens up that brings together the glamour of the Costa del Sol with a stillness you'll search for in vain elsewhere. No crowds, no noisy boulevards here the beach feels like your own, the light is unfiltered, and the evenings are quiet. This fully renovated corner townhouse spreads 140 m<sup>2</sup> of living space across three floors and convinces you from the very first step. The soft palette of microcement walls, warm neutral tones and designer furniture welcomes you instantly. A sculptural pendant light above the solid oak dining table, Wishbone chairs at its side, and a clean built-in electric fireplace that gives the living room the feel of a private villa. The open kitchen with island is the beating heart of the home minimalist, efficient, and finished in the same refined palette. Cooking becomes a ritual here, hosting a pleasure that comes naturally. Three generous bedrooms and three full bathrooms on the upper floors offer privacy for family and guests alike. Premium finishes throughout, custom-built wardrobes, and the signature Mallorquina shutters that filter the midday sun and close the world out at night. On the ground floor, wide glass doors slide open to reveal the true crown jewel: a 54 m<sup>2</sup> south-facing private garden. Mature evergreen hedges guarantee complete privacy, the lawn stays fresh all year round, and a lounge is already set for the long evenings. Open a cortado in the morning sun, close the day as the palms rustle softly overhead. And then the location. The beach is a mere two-minute walk away one of the widest, quietest sandy beaches in the region, with the Mediterranean as your daily backdrop. Marbella centre is 10 minutes away, glamorous Puerto Banús 15, and Málaga airport just 35 minutes by car. The complex itself breathes quiet elegance: a communal swimming pool surrounded by mature tropical gardens, low building density, and a gated entrance for security and privacy. Included with the property is a private underground garage with storage of 35 m<sup>2</sup> a rare luxury in an area where parking is often scarce. Fully styled and move-in ready. All you need to do is pack your bags.

#ref:Beach Townhouse Las Dunas #1

### Расположение

- ✓ На побережье
- ✓ Рядом с морем
- ✓ Урбанизация

### Климат-контроль

- ✓ Кондиционер
- ✓ Камин

### Сад

- ✓ Приватный
- ✓ Ландшафтный дизайн
- ✓ Простой в уходе

### Категория

- ✓ Первая линия пляжа

### ОРИЕНТАЦИЯ

- ✓ Юг

### ВИД

- ✓ Море
- ✓ Пляж
- ✓ Сад
- ✓ Бассейн

### меры безопасности

- ✓ Огражденный комплекс
- ✓ Охрана 24 часа

### Состояние

- ✓ Отличное
- ✓ Недавно отремонтированная

### Особенности

- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ WiFi
- ✓ Кладовка

### Парковка

- ✓ Подземная
- ✓ Гараж
- ✓ Более чем один
- ✓ Приватная

### бассейн

- ✓ Общий

### Мебель

- ✓ Полностью меблированный

### Коммунальные услуги

- ✓ Электричество







































