



**Продажа - Дом - Marbella**  
**2.150.000€**

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Коммунальные: 2,208 EUR / год

ИБИ: 1,447 EUR / год

Мусор: 185 EUR / год



5



5



303 m<sup>2</sup>

Tailor-Made Golden Mile Residence Within Walking Distance of Puente Romano Located in the prestigious community of Arco Iris on Marbella's Golden Mile, this exceptional corner townhouse offers a rare opportunity to acquire a fully renovated turnkey residence in one of Marbella's most desirable locations. The property features five en-suite bedrooms plus an additional guest toilet, within a built area of 303 m<sup>2</sup>, combining refined design, privacy and prime positioning. The home has been completely refurbished to an uncompromising standard, featuring a bespoke open-plan Santos kitchen, a custom outdoor kitchen and a dedicated wine cellar. The interiors are fully furnished with custom-made furniture throughout, including lacquered fitted wardrobes with integrated LED lighting, as well as beds with built-in storage and premium 35 cm mattresses with toppers. One bedroom is currently configured as an intimate cinema and games room with a large-screen TV, sound system and ambient LED lighting, and can easily be converted back into a full fifth en-suite bedroom. Lighting has been carefully designed, with most ceiling and ambient lighting installed on dimmer systems to create flexible atmospheres throughout the home. The property benefits from direct private access to a swimming pool enjoyed exclusively by this residence, within a gated community that also offers landscaped gardens and two communal pool areas. Additional features include Cortizo double-glazed windows, upgraded insulation, a Planika fireplace, zoned air-conditioning climate control, underfloor heating in the bathrooms, a Daikin arothermal system with a 300-litre water tank, solar panel system, smart home technology, private garage and advanced security systems. Within walking distance of Puente Romano and Marbella's finest beaches, this turnkey Golden Mile residence represents a rare combination of bespoke quality, lifestyle and long-term value.

#### ОРИЕНТАЦИЯ

✓ Юг

#### Состояние

✓ Отличное  
✓ Недавно отремонтированная

#### бассейн

✓ Общий

#### Климат-контроль

✓ Кондиционер  
✓ Камин  
✓ Полы с подогревом в ванной

#### ВИД

✓ Бассейн

#### Особенности

✓ Встроенные шкафы  
✓ Рядом с транспортом  
✓ Приватная терраса  
✓ Спутниковое телевидение  
✓ WiFi  
✓ Игровая комната  
✓ Подсобное помещение  
✓ Ванная комната  
✓ Барбекю  
✓ Двойные стеклопакеты  
✓ Умный дом  
✓ Подвал  
✓ Оптическое волокно

#### Мебель

✓ Полностью меблированный

#### Кухня

✓ Полностью оборудованная

#### Сад

✓ Общественный

#### меры безопасности

✓ Огражденный комплекс  
✓ Электрические жалюзи  
✓ Сигнализация  
✓ Охрана 24 часа

#### Парковка

✓ Гараж  
✓ Приватная

#### Коммунальные услуги

✓ Электричество  
✓ Фотоэлектрические солнечные панели

#### Категория

✓ Элитная









