

**Sales - House - Marbella**  
**1.550.000€**



**Ref.-ID: R4977271**

**Marbella**

**House**

**IBI: 1,012 EUR / year**

**Rubbish: 36 EUR / year**



**4**



**3.5**



**266 m2**



**101 m2**

Exceptional four bedroom townhouse located in the heart of Marbella Center. This unique, hidden gem is spread over four stylish levels and combines impeccable design with high-end finishes throughout, including underfloor heating and air-conditioning for year round comfort. Step into a bright, spacious entrance hall on the ground floor that sets the tone for contemporary elegance. Here, a well-equipped laundry room, guest bathroom, and an open-plan kitchen and living area create an inviting atmosphere perfect for both relaxed living and entertaining. Off the kitchen, a charming outdoor area with a spiral staircase leads to a private terrace and garden space adjoining the master suite, a tranquil retreat to start your day. Ascend to the second level to discover the luxurious master en-suite, complete with a generous walk-in wardrobe and its own private terrace, offering a secluded space to unwind. A thoughtfully designed guest bedroom with an ensuite further enhances this level, ensuring comfort and privacy for family or visitors. The third level is dedicated to productivity and versatility. A spacious office area with a private terrace provides an inspiring workspace, which could be used as the fourth bedroom. On this level there is also an additional bedroom with an ensuite and a delicate Juliette balcony brings in natural light and a refreshing outdoor touch. The crown of this unique property is the solarium on the final floor, where a sleek plunge pool and ample sunbathing space create an idyllic setting for relaxation and outdoor entertaining. Ideally located within walking distance to Marbella’s charming Old Town, pristine beaches, and an array of shops, restaurants, and bars, this townhouse offers both luxury and convenience. Additionally, a nearby parking space is available for monthly rental or purchase, further enhancing the lifestyle this exceptional property provides.

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| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Port</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Town</li><li>✓ Close To Schools</li></ul>                             | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South West</li></ul>                            | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li></ul> | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>    | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Fireplace</li><li>✓ U/F/H Bathrooms</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Mountain</li><li>✓ Street</li></ul> |
| <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Solarium</li><li>✓ Ensuite Bathroom</li><li>✓ Marble Flooring</li></ul> | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Partially Fitted</li><li>✓ Kitchen-Lounge</li></ul> | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>      | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Private</li></ul> | <b>Category</b> <ul style="list-style-type: none"><li>✓ Luxury</li></ul>                                                                |                                                                                          |