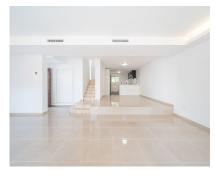


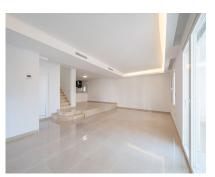
## Sales - House - Marbella 699.000€

www.arbatestates.com +34 606 84 36 45 +34 602 51 80 97 info@arbatestates.com









Community: 4,320 EUR / year

Ref.-ID: R5186383

Marbella

IBI: 1,100 EUR / year



\_





House

165 m2

Newly refurbished townhouse in Atalaya Rio Verde, only 5 minutes from Puerto Banus! Very spacious townhouse divided into 4 floors. On the ground floor you will find a spacious living-dining room with open terrace, a new open plan fully fitted kitchen and a large separate storage room. On the ground floor there is a spacious living-dining room with open terrace, a new fully equipped open kitchen and a large separate storage room. On each floor there is a bedroom and a complete bathroom On the upper floor there is a laundry room with access to the large solarium. There is also a large basement with bathroom and kitchen that can be used as a separate flat. The house is fully equipped with electric blinds, independent hot and cold air conditioning. Perfect family home in a private urbanisation with lush gardens and communal swimming pools. It is also an excellent rental investment as it is only a few minutes walk to Puerto Banus where the beach is located, shopping areas, restaurants, shops, hotels, schools, golf courses. At the entrance there is a flat with 1 bedroom, 1 bathroom and 1 living room and kitchen which could be rented out.

## Condition Setting Orientation Pool **Climate Control ✓** Town Good Communal South Air Conditioning Close To Golf ✓ Hot A/C Cold A/C Close To Port Central Heating Close To Shops Close To Sea Close To Town Close To Schools Close To Marina Urbanisation Furniture Kitchen Garden Parking Features Fully Fitted Communal Fitted Wardrobes ✓ Not Furnished Private ✓ Private Terrace ✓ Storage Room ✓ Utility Room Ensuite Bathroom Basement Category **M** Bargain Cheap Distressed **✓** Golf ✓ Holiday Homes Investment Luxury Reduced Resale

Contemporary

Views

Mountain

Courtyard

**✓** Garden

✓ Street

Utilities

Electricity

✓ Drinkable Water

Photovoltaic solar panels