



**Ref.-ID: R5283835**

**Marbella**

**House**

**Community: 1,680 EUR / year IBI: 1,300 EUR / year**

**Rubbish: 180 EUR / year**



**4**



**2.5**



**206 m2**



**40 m2**

Spectacular townhouse in one of the best areas of Marbella (Don Miguel) Just a few meters from the bus station, we find this beautiful and bright townhouse, southwest-facing and set on a plot of approximately 140 m<sup>2</sup>. The property is distributed as follows: ✓ Entrance level: Spacious garage with capacity for 2 vehicles. ✓ Ground floor (62 m<sup>2</sup> + terrace and garden): Very spacious kitchen Laundry area Guest toilet Living room with direct access to the terrace and private garden Direct access to the communal swimming pool ✓ Basement level: Registered in the title deeds, with approximately 70 m<sup>2</sup> of additional space, ideal for a games room, gym, extra bedroom, or storage room. ✓ First floor (65 m<sup>2</sup>): 3 exterior bedrooms 2 full bathrooms Located in a quiet residential area and in excellent condition, within a very well-maintained community. Only a 10-minute walk to Marbella's Old Town, 5 minutes by car to La Cañada, and just 200 meters from supermarkets, schools, and all kinds of services. A unique opportunity to live in one of the most convenient and sought-after areas of Marbella.

<p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Town</li> <li>✓ Commercial Area</li> <li>✓ Close To Shops</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> <li>✓ Urbanisation</li> </ul> <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ WiFi</li> <li>✓ Utility Room</li> <li>✓ Marble Flooring</li> <li>✓ Double Glazing</li> <li>✓ Fiber Optic</li> </ul> <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> <li>✓ Telephone</li> </ul>	<p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South West</li> <li>✓ West</li> </ul> <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Not Furnished</li> </ul> <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Luxury</li> </ul>	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Good</li> </ul> <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>	<p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul> <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Private</li> </ul>	<p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Fireplace</li> </ul> <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> </ul>	<p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Mountain</li> <li>✓ Garden</li> <li>✓ Urban</li> </ul> <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ More Than One</li> <li>✓ Private</li> </ul>
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