EK
ARBAT ESTATES

Sales - House - Marbella

795.000€

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







Ref.-ID: R5348101 **Marbella** **House**

Community: 2,940 EUR / year **IBI: 1,075 EUR / year** **Rubbish: 185 EUR / year** **3** **3** **184 m2**

Townhouse for Sale in El Capricho, Marbella | Gated Community | Private Garden | Basement Magnificent townhouse for sale in the exclusive area of El Capricho, Marbella, located in a მშვიდ and secure gated community, ideal for those seeking comfort, privacy, and an excellent location close to the sea. Just a few minutes from the beach and surrounded by all amenities: El Corte Inglés, supermarkets, restaurants, international schools such as SWANS, and leisure areas. Next to Parque del Capricho, perfect for enjoying nature, walks, and outdoor activities. The property, south-facing, enjoys excellent natural light throughout the day. It is equipped with hot and cold air conditioning and an alarm system, ensuring comfort and security year-round. On the main floor, there is a spacious and welcoming living-dining area with direct access to a terrace and private garden, ideal for enjoying the Mediterranean climate. Fully renovated and equipped independent kitchen, as well as a guest toilet. The first floor features two en-suite bedrooms, both with built-in wardrobes. The master bedroom has access to a private terrace with open views. The basement has been converted into a large living space with an en-suite bathroom, offering multiple possibilities: additional bedroom, guest area, office, cinema room, or gym. It also includes a spacious walk-in wardrobe, laundry area, and access to the underground garage. The property also benefits from an outdoor parking space. An ideal opportunity as a permanent residence, holiday home, or investment in one of Marbella’s most sought-after areas.

Setting
- ✔ Town
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

Features
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Ensuite Bathroom

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Security
- ✔ Gated Complex

Parking
- ✔ Garage
- ✔ Private Parking