

Sales - House - Marbella
895.000€

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



Ref.-ID: R5438842

Marbella

House

Community: 3,516 EUR / year IBI: 1,028 EUR / year

Rubbish: 184 EUR / year



4



4



290 m2



27 m2

Beautiful four-bedroom townhouse for sale in Atalaya de Rio Verde Nueva Andalucia. This stylish property enjoys a prime location, situated just moments from the beach, the vibrant marina of Puerto Banus and within easy walking distance to restaurants, shops and sports facilities. The townhouse is part of an exclusive gated, and secure community. The ground floor features a modern open kitchen and an adjoining spacious living area. From the lounge, which boasts a cosy fireplace, you have direct access to a partially covered terrace. The private garden comes equipped with a jacuzzi and offers direct access to the landscaped communal gardens and swimming pool. The upper floors host three bedrooms, two of which feature their own private covered terraces. The basement level offers exceptional extra space, comprising a fourth bedroom with an en-suite bathroom, a fitness area space, a wine collection area, and a storage room. An underground storageplace is also included with the property.

- Setting**
- ✓ Commercial Area
 - ✓ Close To Golf
 - ✓ Close To Port
 - ✓ Close To Shops
 - ✓ Close To Sea
 - ✓ Close To Town
 - ✓ Close To Schools
 - ✓ Close To Marina
 - ✓ Urbanisation

- Furniture**
- ✓ Part Furnished

- Condition**
- ✓ Good

- Kitchen**
- ✓ Fully Fitted

- Pool**
- ✓ Communal

- Garden**
- ✓ Communal

- Climate Control**
- ✓ Fireplace

- Security**
- ✓ Gated Complex
 - ✓ Alarm System
 - ✓ 24 Hour Security
 - ✓ Safe

- Views**
- ✓ Garden
 - ✓ Pool

- Parking**
- ✓ Underground

- Features**
- ✓ Covered Terrace
 - ✓ Fitted Wardrobes
 - ✓ Near Transport
 - ✓ Private Terrace
 - ✓ Solarium
 - ✓ Storage Room
 - ✓ Utility Room
 - ✓ Ensuite Bathroom
 - ✓ Jacuzzi
 - ✓ Staff Accommodation
- Category**
- ✓ Resale