EK
ARBAT ESTATES

Sales - House - Marbella

1.000.000€

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







Ref.-ID: R5487613 **Marbella** **House**

IBI: 863 EUR / year **Rubbish: 70 EUR / year** **3** **3** **252 m2** **113 m2**

Charming Townhouse in the Heart of Marbella's Old Town. Located on a quiet pedestrian street in Marbella's Old Town, just a 2-minute walk from all the amenities of the city center and surrounded by the area's best restaurants, this 252 m² semi-detached villa is the perfect retreat for enjoying Mediterranean living. Spread over three floors, the property offers three spacious bedrooms and two full bathrooms, ensuring comfort for the whole family. The master bedroom has direct access to a fantastic private and sunny terrace. The property is in excellent condition, ready to move into without the need for renovations. The outdoor spaces are the true treasure of this property. Enjoy a large, sunny, and spacious interior patio, perfect for family gatherings, and a covered area with a wooden pergola that serves as an outdoor dining space, allowing you to enjoy the fresh air year-round, taking advantage of the natural light throughout the day. Perfect for families looking for ample indoor and outdoor space in a prime location in Marbella's old town.

Setting
- ✔ Town
- ✔ Commercial Area
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Close To Forest
- ✔ Close To Marina

Orientation
- ✔ East Facing
- ✔ South East Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition
- ✔ Good Condition

Climate Control
- ✔ Air Conditioning

Views
- ✔ Mountain Views
- ✔ Courtyard Views
- ✔ Urban Views
- ✔ Street Views

Features
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Double Glazing
- ✔ Near Church

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Parking
- ✔ Street Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Investment
- ✔ Resale