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**Sales - House - Marbella**

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**Ref.-ID: R5500381** **Marbella** **House**

**3** **3** **147 m2** **80 m2**

Charming Corner Townhouse with Sea Views in Lomas del Pozuelo, Marbella Located in the sought-after residential area of Lomas del Pozuelo, adjacent to Rio Real and La Finca de Marbella, this charming corner townhouse offers a spacious layout across three floors, generous outdoor spaces, and access to beautiful communal landscaped gardens with a swimming pool. Its excellent location, just 4 km from the center of Marbella and approximately a 15-minute walk from the beach, allows you to enjoy a peaceful residential environment without sacrificing proximity to the urban center, the coast, and all the services that Marbella offers. The property has a built area of 147 m² and enjoys a pleasant east-west orientation, allowing you to take advantage of the morning sun at the front of the house and the afternoon and late-day sun at the rear. PROPERTY LAYOUT Ground floor The entrance floor features a cozy living-dining room, with enough space for two sofas and a dining table, an independent kitchen, and a guest toilet. The living room features a beautiful wood-burning fireplace, equipped with a heat distribution system that also warms the upper floor during the cooler months. Its large glass doors provide access to the outdoor spaces and allow for an abundance of natural light throughout the year. First floor On this floor, we find two well-sized bedrooms, both with private balconies. The two bedrooms share a full bathroom, equipped with both a bathtub and a shower. Top floor The upper floor houses the master bedroom, which features an en-suite bathroom, a fitted wardrobe, and additional storage space. From the bedroom, there is access to a pleasant private balcony with beautiful sea views. In total, the property has three bedrooms and three bathrooms, including the guest toilet located on the ground floor. OUTDOOR SPACES AND COMMON AREAS One of the main attractions of this property is its generous outdoor space. The home features front and rear patios, ideal for enjoying outdoor dining, gatherings with family and friends, or simply relaxing and taking advantage of the Mediterranean climate. The rear patio also includes a large built-in storage room. Thanks to its east-west orientation, it is possible to enjoy the sun at different times of the day in both outdoor spaces. The property has access to a large and quiet communal garden, very well maintained, which features a swimming pool and offers a pleasant environment to enjoy the outdoors. THE URBANIZATION – JARDINES DE LAS LOMAS Jardines de las Lomas is a consolidated and quiet residential community consisting of only 18 townhouses. It is a welcoming and well-established urbanization, ideal both as a permanent residence or as a second home in Marbella. The community provides parking spaces for residents. Additionally, there is the possibility of restoring the original use of the front patio and converting it back into a private parking space, as it previously served this function. A MAGNIFICENT OPPORTUNITY IN MARBELLA With its attractive corner location, three bedrooms, three bathrooms, several balconies, sea views, large private outdoor spaces, and pleasant communal areas with a pool, this property represents an excellent opportunity to enjoy the Mediterranean lifestyle in a quiet residential area of Marbella, within walking distance of the center and the beach. Semi-Detached, Marbella, Costa del Sol. 3 Bedrooms, 3 Bathrooms, Built 147 m², Terrace 20 m², Garden/Plot 80 m². Setting : Close To Golf, Urbanisation. Orientation : South. Condition : Good. Pool : Communal. Climate Control : Air Conditioning, Hot A/C, Cold A/C. Views : Sea. Features : Covered Terrace, Fitted Wardrobes, Private Terrace, WiFi, Storage Room, En-Suite Bathroom. Furniture : Part Furnished. Kitchen : Fully Fitted. Garden : Communal, Private. Security : Gated Complex. Parking : Garage, Communal, Private. Category : Resale.

**Setting**
- ✔ Close To Golf
- ✔ Urbanisation

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Communal Pool

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

**Views**
- ✔ Sea Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ WiFi
- ✔ Storage Room
- ✔ Ensuite Bathroom

**Furniture**
- ✔ Part Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden
- ✔ Private Garden

**Security**
- ✔ Gated Complex

**Parking**
- ✔ Garage
- ✔ Communal Parking
- ✔ Private Parking

**Category**
- ✔ Resale