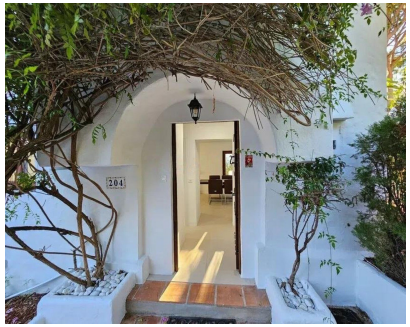
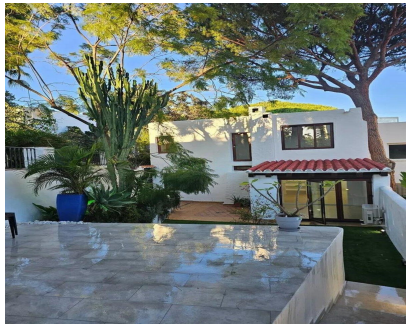
EK
ARBAT ESTATES

**Sales - House - Marbella**

**1.111.000€**

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




**Ref.-ID: R5527297** **Marbella** **House**

**Community: 3,420 EUR / year** **IBI: 417 EUR / year** **Rubbish: 185 EUR / year** **2** **2** **112 m2** **127 m2**

A two-story townhouse is for sale in Sierra Blanca, one of the most peaceful and exclusive residential areas in Marbella. Both the home and its private barbecue area have been recently renovated. The main floor features a spacious living room with a fireplace, furnished with a Fendi table and four chairs, and a guest restroom. The kitchen is being sold unfurnished, allowing the new owner to design it to their liking. There is also the option to have it fully equipped. The upper floor features two bedrooms and a full bathroom with a shower. The master bedroom has access to a separate walk-in closet, which could be converted into a third bedroom. On this same floor, there is a large Fendi mirror. The home includes built-in closets and heat/cool air conditioning to ensure a comfortable temperature year-round. The private patio offers a spacious barbecue and relaxation area, recently renovated with tiled flooring in the seating area and on the stairs. From there, there is direct access to the community pool and the development’s gardens. The rooftop could also be converted into an additional space for relaxing outdoors. The location combines a peaceful residential setting with proximity to Marbella’s amenities. For reference, the beaches of the Golden Mile and the city center are about 2–2.5 km away; the Old Town is approximately 4 km away, and Puerto Banús is about 7 km away. These distances are approximate and should be confirmed based on the exact location. An attractive option for those seeking a home with private outdoor space and convenient access to Marbella’s beaches, restaurants, shops, and other amenities.

**Pool**
- ✔ Communal Pool

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

**Features**
- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ Barbeque

**Garden**
- ✔ Private Garden

**Parking**
- ✔ Street Parking