EK
ARBAT ESTATES

Sales - House - Marbella

495.000€

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Ref.-ID: R5535703 **Marbella** **House**

Community: 720 EUR / year **IBI: 575 EUR / year** **Rubbish: 42 EUR / year** **3** **3** **106 m2** **80 m2**

Family home in the Xarblanca Park urbanization, located in a quiet area of the city yet close to all amenities, several local schools, and within walking distance of the city center. You enter through a front courtyard that can be used as a patio or for parking a car. It features a spacious kitchen and a living room with a fireplace, which also provides access to a second patio/terrace. On this same floor, there is a guest toilet and a small storage room for coats, etc. The upper floor houses three bedrooms; the master bedroom with an ensuite bathroom and a small private balcony-terrace. The other two bedrooms share a bathroom with a bathtub. It is surrounded by parks, supermarkets, and several schools in the area.

Setting
- ✔ Town

Orientation
- ✔ East Facing
- ✔ West Facing

Condition
- ✔ Good Condition

Climate Control
- ✔ Fireplace

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

Features
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Ensuite Bathroom
- ✔ Marble Flooring

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Security
- ✔ Alarm System

Parking
- ✔ Garage
- ✔ Street Parking