EK
ARBAT ESTATES

Sales - House - The Golden Mile

1.287.000€

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Ref.-ID: R5549098 | **The Golden Mile** | **House**

Community: 2,520 EUR / year | **IBI: 1,000 EUR / year** | **Rubbish: 187 EUR / year** | **3** | **5** | **150 m2**

Discover this charming 3-bedroom town house located in Arco Iris, Phase 1,on Marbella’s Golden Mile, ideally located in one of the most sought-after areas of Marbella,where lifestyle, investment potential, and everyday convenience come together. Enjoy an exceptional setting just 10 minutes’ walk to Puente Romano and the beach, with easy access to golf, shopping, restaurants, schools, the port, and the town center, making this a perfect base for both year-round living and profitable short/medium-stay stays. Town House (3 levels) Living space150 m²+ terraces 60 m² 3 bedrooms with 3 en-suite bathrooms and guest toilet South orientation for excellent natural light Built 1999, partially renovated 2021 Good condition, fully cared for, ideal as a family home and/or investment Outdoor & views Private terrace/garden: perfect for dining, relaxing, and outdoor living Roof terrace: for sunbathing and spectacular panoramic sea and mountain views Communal facilities: attractive communal pool and children’s pool, great for families Comfort & interiors Fully furnished and fully fitted kitchen with utility room Air conditioning with individual A/C units Electric blinds Marble floor, double glazing and fitted wardrobes, with built in safe Lock up Storage room and mains electricity & water Surveillance cameras and secure gated community for peace of mind Parking Private underground garag with 2 parking spaces Location (Golden Mile, Marbella) Golden Mile lifestyle: close to **Puente Romano**, beaches, and top amenities Walk to the best only ~10 minutes on foot to Puente Romano and the beach Nearby: golf, shops, town, port, schools, restaurants, and children’s playground Easy viewings by contacting us

Setting
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ South Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Panoramic Views

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

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Partially Fitted Kitchen
- ✔ Kitchen-Lounge

Garden
- ✔ Private Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds

Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water