EK
ARBAT ESTATES

Sales - House - Marbella

1.250.000€

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







Ref.-ID: R5552509 **Marbella** **House**

Community: 2,400 EUR / year **IBI: 1,113 EUR / year** **Rubbish: 266 EUR / year** **4** **2** **151 m2** **15 m2**

A magnificent opportunity to acquire a charming townhouse located in an exclusive beachfront residential complex in the Las Chapas area. The property is situated just back from the beachfront within the complex, which offers direct access to the sea, allowing you to enjoy the ocean and a privileged setting just steps from your door. With a built area of ??128 m² and a 15 m² private garden, this property is spread over three floors and stands out for its east-facing orientation, abundance of natural light, and pleasant outdoor spaces. Layout: - Ground floor: a spacious and welcoming living room, a separate kitchen, and a guest toilet. - First floor: three bedrooms?one with an en-suite bathroom?plus a second full bathroom. - Top floor: an attractive attic space, which could be converted into a fourth bedroom, along with a small storage room. One of the property?s key highlights is its private solarium, offering beautiful sea views as well as pleasant vistas overlooking the communal swimming pool and gardens. The complex features a communal pool, extensive landscaped gardens, and communal parking. An ideal home, whether as a primary residence or for seaside vacations, located in one of the most delightful areas along the Marbella coast. A fantastic opportunity to live just steps from the beach and embrace the authentic Mediterranean lifestyle!

Setting
- ✔ Beachside
- ✔ Close To Golf
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation
- ✔ Front Line Beach Complex

Orientation
- ✔ South Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Views
- ✔ Sea Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Fitted Wardrobes
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Wood Flooring
- ✔ Double Glazing

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone

Parking
- ✔ Garage
- ✔ Communal Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Beachfront
- ✔ Holiday Homes
- ✔ Investment