

## Продажа - Дом - Marbella

**1.075.000€**



**Ref.-ID: R5217487**

**Marbella**

**Дом**

**Коммунальные: 2,760 EUR / год**

**ИБИ: 582 EUR / год**

**Мусор: 185 EUR / год**



**2**



**3**



**96 m<sup>2</sup>**

Stunning Townhouse in Lomas Pueblo – Tourist licence Included! Perfectly located in the charming Lomas Pueblo, just a five-minute walk from Puente Romano resort, the Forum Center, and Marbella's golden beaches, this beautifully renovated townhouse blends Andalusian charm with modern luxury. The home offers 96 m<sup>2</sup> of living space plus 35 m<sup>2</sup> of terraces, distributed over two bright levels. The main floor features an open-plan living and dining area, a stylish white kitchen, and a statement iron-and-glass fireplace. Large glass doors open onto a sunny private patio — ideal for dining or relaxing outdoors. An adjacent outbuilding houses a laundry area, toilet and shower, designed for both functionality and style. Upstairs, two serene bedrooms provide a peaceful retreat, with the primary suite overlooking lush communal gardens. High-end finishes include Marazzi Italian tiles, Treemme fixtures, Villeroy & Boch appliances, and porcelain flooring throughout. Underfloor heating ensures comfort year-round. Residents of Lomas Pueblo enjoy an exclusive community atmosphere with a clubhouse, social areas, and a heated communal pool for use well into autumn. A rare blend of location, elegance, and lifestyle — perfect as a permanent home, holiday retreat, or investment with its included tourist licence.

<b>Расположение</b>	<b>ОРИЕНТАЦИЯ</b>	<b>Состояние</b>	<b>бассейн</b>	<b>Климат-контроль</b>	<b>ВИД</b>
✓ Рядом с гольф-полем	✓ Юго-восток	✓ Отличное	✓ Общий	✓ Кондиционер	✓ Сад
✓ Рядом с портом					
✓ Рядом с магазинами					
✓ Рядом с морем					
✓ Рядом с городом					
✓ Близко к школам					
<b>Особенности</b>	<b>Мебель</b>	<b>Кухня</b>	<b>Сад</b>	<b>меры безопасности</b>	<b>Парковка</b>
✓ Встроенные шкафы	✓ Полностью меблированный	✓ Полностью оборудованная	✓ Общественный	✓ Огражденный комплекс	✓ Общая
✓ Приватная терраса	✓ По желанию			✓ Сигнализация	
✓ WiFi					
✓ Подсобное помещение					
✓ Двойные стеклопакеты					
✓ Оптическое волокно					