



## Townhouse for sale in Marbella, Marbella

1,575,000 €

Reference: R4981357 Bedrooms: 4 Bathrooms: 4 Build Size: 193m<sup>2</sup> Terrace: 73m<sup>2</sup>





## Costa del Sol, Marbella

Elegant house in the heart of Marbella, next to the old town and just 1 minute walk from the promenade and the beaches of the city centre.

The house was built just 5 years ago, with high-end materials and finishes, offering the greatest possible comfort throughout the house, where there is underfloor heating and air conditioning in all rooms.

Conveniently distributed over 4 floors, through an elegant interior staircase, while super bright, which has been designed and installed by the company that installs them in all Cartier stores.

The house is accessed through an elegant entrance hall, where there is a large interior room equipped as a laundry room and storage area. There is also a guest toilet.

The spacious living room with open kitchen, fully equipped. Next to the kitchen and the living room, outside there is a pleasant outdoor terrace, creating a comfortable and welcoming space.

On the first floor, we find two large bedrooms, both with en-suite bathrooms. The master bedroom has its own outdoor terrace, where you can relax and enjoy the outdoors in complete privacy.

On the third floor, there is a large room used as an office area, also with another outdoor terrace. In addition to a third guest bedroom, with an en-suite bathroom and also with a pleasant outdoor balcony.

A fantastic solarium terrace where you can sunbathe at any time of day, completes this beautiful and comfortable house, in the center of the city.



## Features:

### Features

Near Transport  
 Private Terrace  
 Ensuite Bathroom  
 Marble Flooring  
 Fitted Wardrobes  
 Utility Room  
 Fiber Optic  
 Near Church  
 Solarium

### Views

Mountain  
 Urban

### Furniture

Not Furnished

### Category

Resale  
 Luxury

### Orientation

East  
 West

### Setting

Close To Port  
 Close To Sea  
 Close To Shops  
 Close To Schools  
 Town  
 Close To Marina

### Kitchen

Fully Fitted

### CO2 Emission Rating

D

### Climate Control

Air Conditioning  
 U/F Heating

### Condition

Excellent

### Utilities

Electricity  
 Drinkable Water  
**Energy Rating**  
 D