

## Haus zum Verkauf in Marbella, Costa del Sol

4 Schlafzimmer | 3 Badezimmer | 206 m<sup>2</sup> Wohnfläche | 30 m<sup>2</sup> Terrasse | Garage Ya | Garten Ya | Pool Ya  
€ 1,300 IBI | € 180 Rubish tax | € 1,680 Community fees



### Beschreibung der Immobilie

Spectacular townhouse in one of the best areas of Marbella (Don Miguel)

Just a few meters from the bus station, we find this beautiful and bright townhouse, southwest-facing and set on a plot of approximately 140 m<sup>2</sup>.

The property is distributed as follows:

✓ Entrance level:

Spacious garage with capacity for 2 vehicles.

✓ Ground floor (62 m<sup>2</sup> + terrace and garden):

Very spacious kitchen

Laundry area

Guest toilet

Living room with direct access to the terrace and private garden

Direct access to the communal swimming pool

✓ Basement level:

Registered in the title deeds, with approximately 70 m<sup>2</sup> of additional space, ideal for a games room, gym, extra bedroom, or storage room.

✓ First floor (65 m<sup>2</sup>):

3 exterior bedrooms

2 full bathrooms

Located in a quiet residential area and in excellent condition, within a very well-maintained community. Only a 10-minute walk to Marbella's Old Town, 5 minutes by car to La Cañada, and just 200 meters from supermarkets, schools, an