

## Townhouse for sale in Nágüeles, Costa del Sol

3 Bedrooms | 5 Bathrooms | 156 m<sup>2</sup> Interior | 15 m<sup>2</sup> Terraces | **Garden** Yes | **Pool** Yes  
€ 1,972 IBI | € 1,440 Community fees



### Property Description

#### 3-BED TOWNHOUSE IN NAGÜELES, MARBELL

Beautiful Semi-Detached House in the exclusive Cumbres de Marbella Urbanization, located above the prestigious Golden Mile, in a very quiet, secure residential area with excellent connections to both Marbella town centre and Puerto Banús.

The property stands out for its spaciousness, natural light, and excellent layout, making it ideal for families seeking comfort, privacy, and quality of life.

It currently offers 3 spacious bedrooms, although it was originally designed with 4 bedrooms, and there is the possibility to easily convert it back according to the future owner's needs.

The main floor features an elegant enclosed entrance hall with Lumon glass curtains, a guest toilet, a modern fully renovated kitchen, and a spacious living and dining area with direct access to a large terrace, perfect for enjoying Marbella's climate all year round.

On the first floor there are two spacious bedrooms, both with their own bathrooms, offering comfort and privacy.

The upper floor hosts another bedroom with an en-suite bathroom and access to a magnificent private terrace with stunning sea views and views of the iconic La Concha mountain.

The property also benefits from solar panels for hot water, providing significant energy savings and making electricity consumption much more economical and efficient throughout the year.

In addition, there is private indoor parking.

The urbanization offers excellent communal facilities, including a paddle tennis court, a large communal swimming pool, a children's pool, a playground area for children, and a video surveillance system for added peace of mind and security.

Its fantastic location, together with the proximity to schools, school transport stops, and public transport, makes this property a perfect option for families.

A home with enormous potential, located in one of Marbella's most sought-after areas.