



## Townhouse for sale in Marbella, Marbella

710,000 €

Reference: R5003200 Bedrooms: 2 Bathrooms: 3 Build Size: 226m<sup>2</sup> Terrace: 43m<sup>2</sup>







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## Costa del Sol, Nagüeles

Semi-detached villa located in the exclusive area of Marbella's golden mile Nagüeles. The property is distributed over four levels, offering ample and versatile space to suit all your needs.

As you enter the ground floor, you are greeted by a cosy living-dining room, ideal for family gatherings and relaxing moments. A guest toilet is also located on this floor, providing comfort and functionality. The modern and fully equipped kitchen opens onto one of the two spacious terraces, perfect for outdoor dining and enjoying the Mediterranean climate.

Going up to the first floor, you will discover two bright bedrooms, each with its own en-suite bathroom. The master bedroom features a luxurious Jacuzzi, offering a private space for relaxation and comfort.

The solarium, on the upper level, is fully equipped and offers 360° panoramic views of the mountains and the sea. In addition, there is the possibility of extending this space to build a third bedroom, an option already approved by the community.

The basement is a versatile space with an English patio that allows in natural light. This level is ideal to be used as an office, games room, gym or even a bar, adapting to your needs and lifestyle.

The property includes two underground parking spaces with direct access to the property, with the possibility of closing them completely for greater security and privacy.

The community is quiet and peaceful.

Contact us today for more information and to schedule a viewing!

In compliance with Decree 218/2005, of October 11, which approves the Consumer Information Regulations for the purchase and sale of homes in Andalusia, the client is informed that notary and registry fees, applicable taxes (ITP or VAT + AJD) and other expenses inherent to the purchase are not included in the price.



## Features:

### Features

Covered Terrace  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Solarium  
Paddle Tennis  
Jacuzzi

### Views

Mountain  
Garden  
Pool

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Orientation

South  
South West

### Setting

Close To Golf  
Urbanisation  
Close To Town  
Close To Schools

### Furniture

Not Furnished

### Security

Gated Complex  
Entry Phone

### Climate Control

Air Conditioning

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Underground  
Private