



## Townhouse for sale in Marbella, Marbella

**710.000 €**Referentie: R5003200 Slaapkamers: 2 Badkamers: 3 Perceelgrootte: 226m<sup>2</sup> Terras: 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.



## Kenmerken:

### Extra's

Overdekt terras  
Privé Terras  
Ensuite badkamer  
Marmeren vloeren  
Dubbele beglazing  
Inbouwkasten  
Zonbank  
Paddle tennissen  
Jacuzzi

### Uitzicht

Mountain Bekeken  
Garden Views  
Pool Bekeken

### Zwembad

Gemeenschappelijk zwembad  
Children`s Pool

### Tuin

gemeenschappelijke tuin

### Zonorientatie

zuiden  
South West Orientation

### Ligging

Dichtbij golfbaan  
Urbanisatie  
Dichtbij stad  
Dichtbij scholen

### Meubilering

Ongemeubileerd

### Beveiliging

Omheind complex  
Deurbel met intercom

### Klimaatbeheersing

Airconditioning

### Huidige Staat

Goede conditie

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

ondergrondse parkeergarage  
private Parking