



**Property type :** Townhouse

**Location :** Marbella

**Bedrooms :** 5

**Bathrooms :** 3

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** Southwest

**Views :** Mountain views

**Parking :** Open private parking

**House area :** 155 m<sup>2</sup>

- ✓ Close to beach
- ✓ WiFi
- ✓ Utility room
- ✓ Airconditioning

- ✓ Close to golf
- ✓ Fitted wardrobes
- ✓ Terrace

- ✓ Close to sea
- ✓ Satellite dish
- ✓ White goods

REDUCED FROM 695.000€ !!!!!

This bright, well-maintained corner townhouse captures Mediterranean living at its best, just a 15-minute walk to Puerto Banus. Featuring 5 spacious bedrooms, including a large en-suite master with a balcony overlooking the colorful communal gardens, all within 183m<sup>2</sup> of interior space.

The home is bathed in natural light, beginning with a sunny bedroom on the entrance level and a guest WC to the right. To the left are the kitchen and utility room. The main entrance opens into spacious living and dining areas, divided by a charming chimney and extends to a large private terrace ideal for al fresco dining. A gate from the terrace opens onto lush communal gardens and a swimming pool.

The first floor has three bedrooms and two full bathrooms, one en-suite to the master bedroom and a separate bathroom for the other two double rooms. The second floor features a fifth bedroom and another generous terrace with wonderful views across the gardens and community pool, a lovely space for relaxing and private sunbathing.

This home caters to discerning buyers seeking a superb spacious family residence, complete with ample open parking and comfort.

A short walk away, Puerto Banus offers pristine beaches, water sports, exclusive boutiques, world-class restaurants, and vibrant nightlife. Families will appreciate the proximity to esteemed schools such as Aloha College and Swans International.

For sports enthusiasts, Marbella is a golfer's paradise with championship courses like Aloha Golf, Los Naranjos Golf Club, and Real Club de Golf Las Brisas nearby. Padel tennis courts, reflecting one of the world's fastest-growing sports, are also conveniently located and so much more.

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This bright, sunny home is a must-see, perfectly positioned under 15 minutes from Puerto Banus and the popular beaches.



