LUNDE & NIETO

PROPERTIES



Semi-Detached House for sale in Marbella, Marbella

1,250,000 -1,350,000 €

 $\textbf{Reference: } R5062225 \quad \textbf{Bedrooms: } 3 - 4 \quad \textbf{Bathrooms: } 3 - 3 \quad \textbf{Plot Size: } 67\text{m}^2 - 75\text{m}^2 \quad \textbf{Build Size: } 152\text{m}^2 - 162\text{m}^2 \quad \textbf{Terrace: } 40\text{m}^2 - 45\text{m}^2 = 162\text{m}^2 + 162\text{m}^2 = 1$















Costa del Sol, Marbella

Divided into two levels, it consists of a ground floor or entrance level with a large private garden and covered terrace/porch. Bright living-dining room with integrated fully fitted and equipped kitchen. Upstairs there are two bedrooms sharing a bathroom and the master bedroom with en-suite bathroom and access to a covered terrace. The property has two covered garage spaces which can be accessed via a communal underground parking area. The properties have spacious living rooms with open plan kitchens fully equipped and furnished with appliances; 2 or 3 bathrooms (master en suite) and a guest toilet. All the properties have underfloor heating throughout the house, air conditioning by aerothermics, double glazing and an excellent distribution of the rooms. This development is a private development with perimeter fence, large green areas, communal swimming pool, gym and co-working area. Only 300 metres walking distance to excellent beaches. The area also has 5 star hotels, golf courses and the best beach clubs in Marbella such as Nikki Beach. The Old Town of Marbella is only 10 minutes away; Puerto Banús is 15 minutes away and Malaga airport is 40 minutes away. A privileged location on the Costa del Sol. Marbella has a microclimate with average temperatures of 18-19 degrees Celsius and over 300 days of sunshine per year. Something that promotes various outdoor activities.

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Features:

Features Climate Control Views Lift Cold A/C Sea

Near Transport Hot A/C Mountain **Private Terrace Panoramic Central Heating Ensuite Bathroom** U/F Heating Garden Pool **Double Glazing Fitted Wardrobes** Courtyard

Gym Jacuzzi

Condition Pool Setting

Beachside **New Construction** Communal

Close To Golf Close To Port Close To Sea Close To Town Close To Schools

Furniture Kitchen Garden **Fully Furnished Fully Fitted** Landscaped Security **Parking** Category **Gated Complex** Off Plan Underground

Entry Phone Garage **New Development**

Safe Private

Communal