



# Townhouse for sale in Marbella, Marbella

**685 000 €**

ванная комната:

Ссылка: R5204749

спальни: 4 3

Размер участка: 20m<sup>2</sup>

Размер сборки: 208m<sup>2</sup>

терраса: 40m<sup>2</sup>





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## Costa del Sol, Marbella

Discover unparalleled coastal serenity in this magnificent semi-detached townhouse within the prestigious Sierramar III urbanisation, a secure gated enclave in Marbella's exclusive Huerta del Prado-La Montúa district, nestled against the foothills of the iconic La Concha mountain on the renowned Costa del Sol. This family-friendly haven—boasting lush communal gardens, two sparkling swimming pools (one for adults, one for children), a paddle tennis court, and 24-hour security—offers the perfect fusion of tranquillity and convenience. Just a short stroll from local amenities like pharmacies, bars, restaurants, and schools, it's a mere 600 metres from the city bus station with direct links to Málaga Airport, and only 5-10 minutes' drive from Marbella's vibrant centre, golden beaches, and the glamour of Puerto Banús. Embrace the microclimate of over 300 sunny days a year, with easy access to hiking trails, international schools, and world-class golf courses.

Spanning four expansive levels across 208 m<sup>2</sup> of built space—including a versatile 64 m<sup>2</sup> basement/garage—this south-facing gem floods with natural light, delivering breathtaking, unobstructed sea views from every vantage. The ground floor welcomes with a cosy living-dining room anchored by a charming fireplace, flowing seamlessly to a private rear garden ideal for barbecues or lazy afternoons. A fully equipped kitchen and guest cloakroom complete this level's everyday elegance. Upstairs, four generous bedrooms (one with en-suite) offer fitted wardrobes and serene retreats, served by two full bathrooms and a versatile third. The crowning attic level unveils a delightful 17 m<sup>2</sup> rooftop terrace, a sun-drenched solarium perfect for al fresco dining or stargazing over the Mediterranean horizon, complemented by a balcony for added outdoor charm.

Enhanced by air conditioning throughout, included garage parking, and meticulously maintained communal grounds, this quiet idyll is tailor-made for discerning families seeking a peaceful lifestyle without sacrificing Marbella's luxuries. A rare opportunity in a sought-after market—enquire today to claim your slice of paradise.



## Характеристики:

### Функции

Покрытая терраса  
Рядом с транспортом  
Частная терраса  
Хранилище  
Ванная комната  
Мраморные полы  
Двойное остекление  
Приспособленные шкафы  
Солярий  
Wi-Fi  
Весло теннис  
Теннисный корт  
Утилита  
Барбекю  
Недалеко от церкви  
Волоконно -оптика

### Виды

Море  
Панорамный  
Страна  
Сад  
Двор

### Бассейн

Коммунальный  
Детский бассейн

### Сад

Коммунальный  
Частный сад

### Ориентация

Юг

### Параметр

Рядом с гольфом  
Урбанизация  
Рядом с магазинами  
Рядом с городом  
Рядом с школами  
Город  
Рядом с лесом

### Мебель

Необязательный

### Безопасность

Закрытый комплекс  
Система тревоги

### Климат -контроль

Кондиционер  
Камин

### Состояние

Отличный

### Кухня

Полностью оснащен

### Стоянка

Подполье  
Гараж  
Частный  
Покрытый  
Более одного