



# Stadthaus zum Verkauf in Marbella, Marbella

1.075.000 €

Referenz: R5217487 Schlafzimmer: 2 Badezimmer: 3 Garten: 96m<sup>2</sup> Terrasse: 35m<sup>2</sup>


**TOTAL: 91 m<sup>2</sup>**  
FLOOR 1: 46 m<sup>2</sup>, FLOOR 2: 43 m<sup>2</sup>  
EXCLUDED AREAS: PATIO: 26 m<sup>2</sup>, WALLS: 9 m<sup>2</sup>

Floor Plan Created By Cubicool Apps. Measurements Deemed Highly Reliable But Not Guaranteed.





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## Costa del Sol, Marbella

Stunning Townhouse in Lomas Pueblo – Tourist licence Included! Perfectly located in the charming Lomas Pueblo, just a five-minute walk from Puente Romano resort, the Forum Center, and Marbella's golden beaches, this beautifully renovated townhouse blends Andalusian charm with modern luxury. The home offers 96 m<sup>2</sup> of living space plus 35 m<sup>2</sup> of terraces, distributed over two bright levels. The main floor features an open-plan living and dining area, a stylish white kitchen, and a statement iron-and-glass fireplace. Large glass doors open onto a sunny private patio – ideal for dining or relaxing outdoors. An adjacent outbuilding houses a laundry area, toilet and shower, designed for both functionality and style. Upstairs, two serene bedrooms provide a peaceful retreat, with the primary suite overlooking lush communal gardens. High-end finishes include Marazzi Italian tiles, Treemme fixtures, Villeroy & Boch appliances, and porcelain flooring throughout. Underfloor heating ensures comfort year-round. Residents of Lomas Pueblo enjoy an exclusive community atmosphere with a clubhouse, social areas, and a heated communal pool for use well into autumn. A rare blend of location, elegance, and lifestyle – perfect as a permanent home, holiday retreat, or investment with its included tourist licence.



## Eigenschaften:

### Merkmale

Private Terrasse  
Doppelverglasung  
Einstellungsschränke  
W-lan  
Versorgungsraum  
Glasfaser

### Ansichten

Garten

### Orientierung

Südost

### Klimakontrolle

Klimaanlage

### Einstellung

In der Nähe von Golf  
In der Nähe des Hafens  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen

### Zustand

Exzellent

### Pool

Gemeinschaft

### Möbel

Voll eingerichtet  
Optional

### Küche

Voll ausgestattet

### Garten

Gemeinschaft

### Sicherheit

Gated Complex  
Alarmanlage

### Parken

Gemeinschaft