



# Stadthaus zum Verkauf in Bahía de Marbella, Marbella

1.250.000 €

Referenz: R5358190 Schlafzimmer: 5 Badezimmer: 5 Garten: 286m<sup>2</sup> Terrasse: 80m<sup>2</sup>





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## Costa del Sol, Bahía de Marbella

Beautiful townhouse located just meters from Los Monteros beach and only 5 minutes from Marbella city center, in the prestigious area known as La Reserva de Los Monteros.

This 280 m<sup>2</sup> property is part of the exclusive "Villas de Los Monteros" urbanization, which features lush tropical gardens, two swimming pools (for adults and children), a paddle tennis court, and 24-hour security.

The ground floor offers an entrance hall, guest toilet, a fully equipped Italian design kitchen, and a spacious living room with direct access to an 80 m<sup>2</sup> terrace that includes a Jacuzzi for four people. From the terrace, you can access the private gardens, pools, and paddle tennis court.

On the first floor is the master suite with a walk-in closet, en-suite bathroom, and private terrace, plus two additional bedrooms with terraces and a shared bathroom.

The top floor (attic) features a large open living space with a full bathroom and a terrace.

In the basement, there is a naturally lit bedroom with en-suite bathroom, laundry room, and direct access to a private garage for two cars.

Additional features include A++ air conditioning in all rooms, whole-house water softener, reverse osmosis drinking water system, solar panels, Wi-Fi, international TV channels, and a full interior and perimeter alarm system.

A highly secure and private development just steps from the beach and seafront promenade (extending to Estepona), close to beach clubs like Kiosko Kite Surf, Trocadero Arena, and Palm Beach.

This home is ideal as a permanent residence close to all the amenities of vibrant Marbella, or as a peaceful second home just 3 minutes' walk from Los Monteros beach.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Private Terrasse  
Lagerraum  
Badezimmer  
Einstellungsschränke  
W-lan  
Paddel -Tennis  
Versorgungsraum  
Whirlpool  
Keller

### Ansichten

Garten

### Pool

Gemeinschaft  
Kinderpool

### Sicherheit

Gated Complex  
24 -Stunden -Sicherheit

### Orientierung

Süden

### Einstellung

Strand  
In der Nähe von Golf  
Urbanisierung  
In der Nähe des Meeres

### Küche

Voll ausgestattet

### Versorgungsunternehmen

Photovoltaik -Sonnenkollektoren

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.  
Kamin

### Zustand

Exzellent

### Garten

Gemeinschaft  
Privat

### Kategorie

Ferienhäuser  
Investition  
Golf  
Wiederverkauf