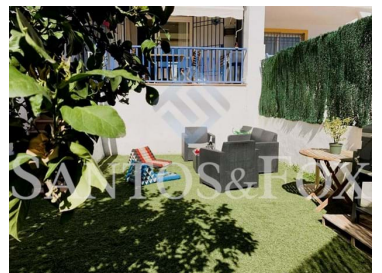




## Marbella - Townhouse



 3  
Bedrooms

 3  
Bathrooms

 107  
Area (m<sup>2</sup>)

 151  
Land Area (m<sup>2</sup>)

  
Garage

  
Swimming Pool

**435 000 €**  
(EUR €)

### Spacious townhouse within a gated community

In the neighborhood of Xarblanca, Marbella, is located this three-bedroom townhouse within a gated community, with a communal pool and a fantastic location, close to schools, parks, supermarkets, and the bus stop.

The townhouse has a front patio, in which there is enough space to park a car, from this patio we access directly to the house, on the main floor we have the entrance hall, the independent kitchen fully furnished and equipped with a laundry room and a pantry, a toilet and living room with fireplace from which we access a porch overlooking the sea, down some stairs, we reach the garden of the house, with fruit trees, with enough space to enjoy a good barbecue with family and friends.

On the first floor, we have the master bedroom with an ensuite bathroom and terrace and two more bedrooms, one of them with a terrace, on this same floor, we also have a complete bathroom. All the



**Francisco Santos**

Property Expert / Lister

+34 634 147 919 · +34 951 074 160

francisco@santosfox.com

T +34 951 271 711 · T +34 683 236 214 · E [info@santosfox.com](mailto:info@santosfox.com)  
Av. Virgen del Rocío, s/n, 29670, San Pedro Alcántara, Málaga

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



bedrooms have fitted wardrobes, the property has hot and cold air conditioning installed in each zone.

The property has a parking space assigned within the urbanization, there is also the possibility to park another car on the entrance porch of the house.  
It is a great property, both for its excellent location and its size, a spacious house with a nice garden where you can enjoy the wonderful climate that Marbella offers us.

Community Fees € 780 /Year ( € 65 /month )

Garbage Tax € 60 /Year

IBI Fees € 765 /Year

### ENQUIRIES!

Don't hesitate to contact our friendly team for a viewing or any questions you may have about this property.

## Property Features

- Air conditioning
- Proximity: Mountain
- Built year: 2003
- Views: Sea views, Mountain views
- Solar orientation: South, West
- Terrace
- Garage
- Pool
- Garden
- Terrace (m2): 24
- Pantry
- Balcony
- Private Parking
- Furnished



**Francisco Santos**

Property Expert / Lister

+34 634 147 919 · +34 951 074 160

francisco@santosfox.com

**T +34 951 271 711 · T +34 683 236 214 · E [info@santosfox.com](mailto:info@santosfox.com)  
Av. Virgen del Rocío, s/n, 29670, San Pedro Alcántara, Málaga**

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)