

## 3 bedroom Townhouse for sale in Marbella, Málaga

1,915,000€



### KEY READY!

























Spectacular, luxury townhouses & fully furnished, in Puerto Banús, Marbella, just a few metres from the beach. These exclusive properties are made up of a total of 3 spacious bedrooms & 3 complete bathrooms, & are distributed over several levels: a basement, a ground floor, a first floor & a solarium. The ground floor offers a huge, open-plan living-dining room with large glass windows allowing lots of light & connected with the beautiful outdoor areas. It has a modern, fully fitted kitchen equipped with top-brand appliances: built-in fridge/freezer, built-in column for conventional oven & microwave, 80cm induction hob with cylindrical extractor hood & dishwasher. It also has a storage room, a useful gallery & a guest toilet.

On the first floor there are 2 spacious bedrooms, 2 full bathrooms & a master bedroom with its own en suite bathroom, a dressing room & a pleasant balcony with beautiful views, as well as a second storage room.

The solarium is accessed from inside the property via a staircase covered with an innovative motorized retractable roof system, fully automated & soundproof. This system, in addition to functionality, provides natural ventilation & overhead lighting on the stairs. The solarium includes: TV sockets & lighting, a 5-seater heated Jacuzzi, sun loungers, a built-in wardrobe to store belongings, pre-installation for a barbecue, installation for a small refrigerator, & providing stunning 360° views from the top.

This townhouses also has a basement made up of different multipurpose rooms, a full bathroom equipped the same as those on the upper floor & a laundry room with a washing machine & dryer included. In addition, the multipurpose rooms, bathroom & laundry are supplied with ventilation & natural lighting through an English patio. It also has more storage rooms & a private garage with capacity for 2 vehicles accessed via motorized doors with remote control & will have pre-installation for the placement of a recharging point for electric vehicles.

The exterior of the properties have a private garden providing high-density artificial grass with areas of natural vegetation which have been integrated with lighting through strategically distributed spotlights. The placement of

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|--|--|---|
|  3 bedrooms                    |  3 bathrooms                    |  298m <sup>2</sup> Build size          |
|  215m <sup>2</sup> Plot size   |  Swimming Pool                  |  Double Glazing                        |
|  Fitted Kitchen                |  Clinic - Within 5 minute drive |  Hospital - Walking Distance           |
|  Pharmacy - Walking Distance   |  Bank - Within 15 minute drive  |  Bars & Restaurants - Walking Distance |
|  Beach - Walking Distance      |  Golf - Within 15 minute drive  |  Park - Walking Distance               |
|  Shops - Within 5 minute drive |  Garden - Communal              |  Garden - Private                      |
|  Kitchen Area                  |  Terraced Areas                 |  Garage - Underbuild                   |
|  Jacuzzi - Private             |  Pool - Private                 |  School - Walking Distance             |



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