



**Gorgeous front line golf townhouse for sale, close to amenities and downtown San Pedro, Marbella**  
Marbella Area

🏠 House - 🏠 Built 162 m<sup>2</sup> - 🛏 3 🚿 3 # Ref. 150532

📞 On request

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## Exceptional luxury townhouse for sale, first line golf, close to amenities and the centre of San Pedro, Marbella

### PROPERTY HIGHLIGHTS

- Luxury townhouse, recently fully renovated to the highest standards
- Exceptional furnishings and unique layout
- Large private plunge pool
- Frontline golf location, gated complex
- Close to amenities, San Pedro, beach, restaurants

### THE LOCATION

- Front line golf, inside a luxury golf resort with two 18-hole courses and a restaurant / clubhouse.
- Walking distance to a large commercial centre which comprises a large SuperSol supermarket, several banks, a good selection of quality restaurants, several tapas bars and cafes.
- The gated urbanisation is built around the golf course which borders the centre of San Pedro, only a very short drive away, bringing all amenities and plenty of restaurants and leisure facilities within easy reach. Also the lovely beach promenade of San Pedro is just a stone's throw away.
- Swanky Puerto Banus and the centre of Marbella are 10 to 15 minutes away by car.

### THE TOWNHOUSE

- One of a kind luxury townhouse, recently extensively renovated to the highest of standards.
- Exceptional furnishings, unique layout and plenty of natural light are key traits.
- Golf and garden views from ground and upper floor. Lower ground floor has plenty of natural light.
- Distribution over 3 floors as follows:

**Ground floor:** open plan, almost without walls with open kitchen, integrated lounge and dining area with fireplace, small study area, guest toilet. **Large private plunge pool** and BBQ area on the terrace. Top end appliances in the kitchen with many luxury add-ons such as wine fridges, two dishwashers, plancha grill and feature Belfast sink.

**Upper floor:** double size master bedroom with open fireplace and large en-suite bathroom and fantastic walk-in ward-robe. Second bed- and bathroom. Stairs to the roof terrace which has a jacuzzi.

**Lower ground floor:** En-suite bedroom, wine cellar, studio with lounge and home cinema area.

The townhouse comes fully furnished, all included in the price. It truly is a gem of a home, which needs to be viewed to be fully appreciated.

*Some other features*

- Oversize travertine marble tiles on the ground floor
- Retractable patio doors which open the lounge onto the terrace
- Underfloor heating throughout
- Air conditioning for cooling and heating
- Champagne fridge in the master bedroom suite



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