



**Exclusively refurbished townhouse for sale adjacent to the beach with undisturbed sea views, east of Marbella**

Marbella Area

🏠 House - 🏠 Built 158 m<sup>2</sup> 🏠 Terrace 135 m<sup>2</sup> 🛏 3 🚿 2 🏠 Ref. 156485

🏠 2.150.000 €

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.

## Townhouse for sale right on the beach in East Marbella

SOLD

### PROPERTY HIGHLIGHTS

- Frontline beach house complex.
- Recently fully renovated.
- Magnificent outdoor spaces.
- Panoramic sea views.
- Rental licence (LPO) included.

### THE LOCATION

- With direct access to a fine and gently sloping sandy beach with dunes and many beach restaurants and bars within walking distance, as well as some other restaurants and the supermarket.
- The complex also provides a communal garden and swimming pool with direct access to the beach.

### THE VILLA

#### In figures:

Total built-up area: 158m<sup>2</sup>  
Terrace area: 135m<sup>2</sup>  
3 bedrooms, 2 bathrooms  
2 guest toilets  
3 residential floors

#### Description:

- **Townhouse renovated to the highest standard.**
- Entrance hall with cloakroom.

- Spacious living space with an open layout.
- The open, practical kitchen fitted with a seating island and seamlessly connects to the living room.
- Integrated dining area.
- TV lounge with an electric fireplace.
- Glass curtains separate the richly lit interior with the outdoor space.
- A **spacious private garden** provides an outdoor kitchen with barbecue area and a Jacuzzi surrounded by a sun terrace and chill-out.
- The garden is fully fenced and enjoys tropical greenery.
- 3 bedrooms and 2 bathrooms.
- The master bedroom en-suite has a dressing room and opens onto a south-facing private terrace.
- A 2nd bedroom en-suite is also located on the 1st floor.
- One floor higher is the 3rd bedroom, along with a 2nd guest toilet.
- More on this floor is a lateral roof terrace, equipped with a bar, barbecue and integrated seating area with fireplace.
- Laundry room and storage room.
- Private parking.

### **Other features:**

Barbecue area.

Air conditioning.

Underfloor heating in the bathrooms.

Fireplace.

Glass balustrades.

Outdoor lighting.

Outdoor shower.

Furniture package: €40.000

Delivery: Q2/2023



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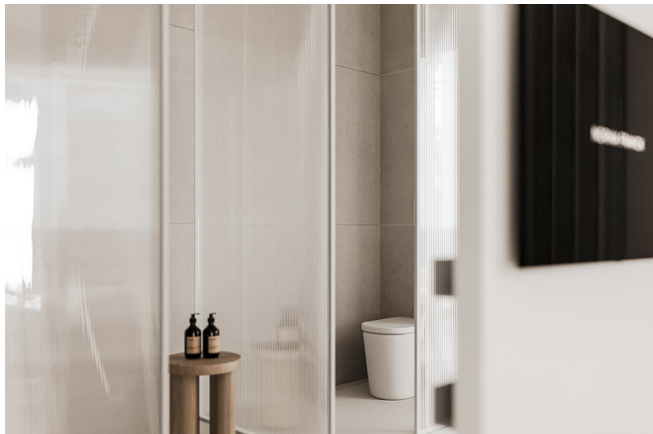
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