



**Charming townhouse for sale in walking distance to the beach, on the Golden Mile of Marbella**  
Marbella Area

🏠 Apartment - 🏠 Built 307 m<sup>2</sup> 🏠 Terrace 138 m<sup>2</sup> 🛏 4 🚿 3 # Ref. 157044

🏠 1.650.000 €

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## Spanish-modern townhouse for sale, located on the Golden Mile of Marbella

### PROPERTY HIGHLIGHTS

- Prime location in a gated and guarded residential area.
- Walking distance to the Puente Romano Resort and the beach.
- Recently renovated to a high standard.
- High rental yield.

### THE LOCATION

- Prime location, in the heart of the prestigious Golden Mile.
- In a **gated and permanently guarded luxury urbanisation**.
- Very short drive or walk to the nearest local amenities, several supermarkets and restaurants.
- **Walking distance to the Puente Romano and Marbella Club luxury resorts**, each offering a wide choice of luxury services, amenities, facilities and restaurants.
- Puerto Banus and the many beautiful golf courses of Nueva Andalucia's Golf Valley are just a few minutes' drive away.
- Marbella centre is just a 5-minute drive away.
- The secure community features a refreshing swimming pool and maintained communal areas.

### THE TOWNHOUSE

#### In figures:

Total built area: 307m<sup>2</sup>  
Interior surface area: 169m<sup>2</sup>  
Terrace area: 138m<sup>2</sup>  
4 bedrooms  
3 bathrooms  
Guest toilet  
3 levels + solarium

#### Description:

- **Renovated townhouse in an exclusive complex built in a Mediterranean architectural style.**
- **Contemporary interior.**
- Multiple open and covered terraces offer ample space for relaxation.
- A solarium is furnished with lounge areas.
- Warm décor using natural materials including wood and terracotta.
- A stylish TV lounge equipped with a fireplace with access to the outdoor area.
- Integrated dining room.
- Open, fully-equipped quality bespoke kitchen with island to sit at.
- High sliding windows throughout the living area allow for more natural light and access to the outdoor areas.
- 4 bedrooms, 3 bathrooms.
- The master bedroom provides an open bathroom, dressing room and enjoys a private terrace.
- On the lower floor a guest bedroom en-suite that can be separated from a TV lounge with a sliding wall.
- Indoor parking for 1 car.

### **Other features:**

Air conditioning for cooling and heating.  
Fireplace.  
Fitted wardrobes.  
LED lighting.



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