



**Beautifully renovated townhouse for sale a stone's throw from the beach and all amenities in San Pedro, Marbella**  
Marbella Area

🏠 House - 🏠 Built 196 m<sup>2</sup> 🏠 Terrace 70 m<sup>2</sup> 🛋️ 4 🚿 2 # Ref. 157033

🏠 1.295.000 €

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.

## Characterful 4-bedroom luxury townhouse for sale within walking distance of the beach in San Pedro, Marbella

**SOLD**

### PROPERTY HIGHLIGHTS

- Beachside San Pedro, within walking distance of the beach and lively promenade, as well as the lively old town.
- Amenities and many restaurants are just steps away.
- Private pool.
- Renovated in a Mediterranean style.
- 4 bedrooms, 2 bathrooms.
- Being sold furnished.

### THE LOCATION

**Conveniently located just 500m from the beach and from the animated promenade dotted with cosy chiringuitos.**

At easy walking distance from the old town of San Pedro with his many restaurants and facilities.

**All necessary amenities can be reached on foot.**

5 minutes' drive from Puerto Banus with its renowned marina and shops, 15 minutes from Marbella centre where you can enjoy the vibrant, social, Spanish and international lifestyle.

The **gated community** provides **security, communal gardens and a swimming pool.**

### THE TOWNHOUSE

#### In figures:

Total built area: 196m<sup>2</sup>

Terrace/garden area: 70m<sup>2</sup>

4 bedrooms

2 bathrooms

1 guest toilet

2 indoor garage spaces

2 residential floors + basement

#### Description:

### **Modern renovated townhouse with 2 residential floors.**

Renovated to a high standard.

The terrace/garden is fully enclosed.

The **inviting outdoor area** is provided with a **private pool**, an **outdoor kitchen with barbecue**, an "al fresco dining" area and relaxation facilities.

The use of **natural materials** and the surprising contrast between a neutral colour palette with green colour accents create **a unique living atmosphere**.

Upon walking in, you immediately enter the **open-plan living space** with a living and dining area.

Practical, **open-plan kitchen** equipped with an island.

Integrated dining area.

**Cosy TV lounge** embellished with a modern fireplace.

**4 bedrooms**, 2 bathrooms, 1 guest toilet.

The master bedroom will be fitted with an en-suite bathroom.

On the basement level a laundry room and access to the **indoor garage with access for 2 cars**.

### **Other features:**

#### **Underfloor heating.**

Modern fireplace.

Custom-made fitted wardrobes.

Outdoor shower.



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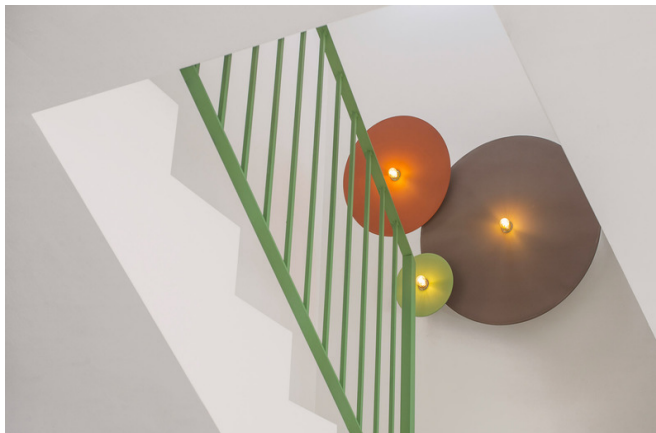
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