












## 3 bedroom Townhouse for sale in Marbella, Málaga

870,000€



This charming home is located in a quiet and peaceful setting on the shore of a private lake, populated by fish, turtles and ducks. Located close to Puerto Banús, the property is just 3.6 km or 7 minutes' drive from the prestigious port. Highlights: Spacious basement: It has a basement of 60 m<sup>2</sup> and a height of 10 meters, not included in the total area of the house. This additional space offers the possibility to build three additional floors under the house, ideal for a cinema, gym and wine cellar. Pool Opportunity: The land offers enough space to add a swimming pool. Refurbished in 2023: The house has been completely refurbished recently, ensuring modern facilities and an up-to-date design. Large terrace: Enjoy a 70 m<sup>2</sup> terrace, perfect for relaxing and enjoying the natural surroundings. Extensive Terrain: The property is spread over a plot of 1080 m<sup>2</sup>, providing plenty of outside space. Additional information: Community fees: 100 €/month Annual IBI: 1800 €, which includes the rubbish collection service This home offers a unique opportunity to live in a natural and serene setting, within walking distance of all the amenities and luxury of Puerto Banus. Do not hesitate to contact us for more information or to arrange a viewing and discover all that this wonderful property has to offer.

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|--|---|--|
|  3 bedrooms                    |  3 bathrooms                 |  228m <sup>2</sup> Build size |
|  1,080m <sup>2</sup> Plot size |  Private patio               |  Terrace/balcony              |
|  Closeby : Street/market       |  Closeby : Restaurants/bars. |  Closeby : Drugstore          |
|  Closeby : School              |  Closeby : Shopping ctr.     |  |



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