



## Townhouse for sale in Marbella, Marbella

**1,275,000 €**Reference: R5187679   Bedrooms: 5   Bathrooms: 4   Plot Size: 106m<sup>2</sup>   Build Size: 200m<sup>2</sup>   Terrace: 90m<sup>2</sup>



## Costa del Sol, Marbella

Charming house in the old town, with a stunning sunny terrace and beautiful views of the historic center. The house also has a beautiful central courtyard surrounding the bedrooms, adding a lot of charm and character, as well as providing perfect natural ventilation throughout the house. With a beautiful location, next to the Church of La Encarnación and the Engraving Museum. Located on a corner, between two quiet pedestrian streets, it has a large facade, with windows and balconies overlooking both streets.

Consisting of 5 spacious bedrooms and 4 bathrooms, 2 living rooms and 2 kitchens, distributed as follows:

On the main floor, there is a cozy living and dining room, a kitchen with an island, and a beautiful central interior courtyard. There are also 3 spacious bedrooms and 2 bathrooms. The master bedroom has an en-suite bathroom. This home, on the ground floor, is accessed from the outside through a separate door from the street. So it could be used as an apartment independent from the rest of the house, if desired.

On the upper floor, there is an impressive living-dining room with balconies overlooking the street and another small balcony overlooking the house's interior courtyard. A modern kitchen with a central island. And two double bedrooms, both with en-suite bathrooms.

From here, you can access the impressive outdoor terrace, sunny all day, with pleasant unobstructed views around the old town and a beautiful direct view of the Church of the Encarnación.

This floor, like the lower floor, also has its own private entrance from the street. It could also be used as an independent apartment with a terrace.

Therefore, this family home could be converted into two completely independent apartments.

The house is in excellent condition and is ready to move into.

Extraordinary house for family use.

It could also be used for tourist use, either as a spacious family home or as two independent apartments.



## Features:

| Features         | Orientation      | Climate Control    |
|------------------|------------------|--------------------|
| Near Transport   | East             | Air Conditioning   |
| Private Terrace  | South            | Cold A/C           |
| Storage Room     | West             | Hot A/C            |
| Ensuite Bathroom |                  |                    |
| Double Glazing   |                  |                    |
| Fitted Wardrobes |                  |                    |
| Utility Room     |                  |                    |
| Near Church      |                  |                    |
| Solarium         |                  |                    |
| Guest Apartment  |                  |                    |
| Views            | Setting          | Condition          |
| Mountain         | Commercial Area  | Excellent          |
| Panoramic        | Close To Port    | Recently Renovated |
| Urban            | Close To Sea     |                    |
| Courtyard        | Close To Shops   |                    |
|                  | Close To Schools |                    |
|                  | Town             |                    |
|                  | Close To Marina  |                    |
| Furniture        | Kitchen          | Garden             |
| Fully Furnished  | Fully Fitted     | Private            |
| Security         | Parking          | Utilities          |
| Alarm System     | Street           | Electricity        |
| Entry Phone      |                  | Drinkable Water    |
| Category         |                  |                    |
| Resale           |                  |                    |