



Townhouse for sale in Marbella, Marbella

649,000 €

Reference: R5274139 Bedrooms: 5 Bathrooms: 3 Build Size: 152m<sup>2</sup> Terrace: 40m<sup>2</sup>





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## Costa del Sol, Marbella

Townhouse for Sale in Marbella. Prime Central Location

This spacious 5-bedroom townhouse is ideally located beside the main bus station in Marbella, just a 3-4 minute walk from main bus station, near the A-7 and La Cañada Shopping Centre. Marbella town centre is approximately 20 minutes on foot, making this a highly convenient and well connected area.

The property is part of an established residential community with a communal swimming pool and benefits from the generous room sizes typical of older constructions.

Ground Floor Entrance into a bright living room

One bedroom on the ground floor, located next to the living area

Fully renovated bathroom with shower shared for the floor.

Renovated kitchen, compact yet wide and functional

The wall between the kitchen and living room can be removed, allowing for an open plan layout

First Floor - Three large bedrooms (all generously sized )

Two bathrooms:

One en-suite bathroom in one of the bedrooms

One shared bathroom for the remaining two bedrooms

Top Floor - Small utility area currently used for laundry and storage ( which is the rooftop terrace )

Additional room that can be used as a bedroom, office, or multipurpose space

Possibility to add an additional bathroom on this level if desired inside the bedroom as pre installation is done or just outside which is a small corner clothes area.

Additional Potential - The property currently has no basement or storage, however:

Other townhouses in the community have already built lower levels

It is permitted, offering the opportunity to create additional living space, storage, or a separate area.



## Features:

### Features

Covered Terrace

### Views

Mountain

Urban

### Pool

Communal

### Garden

Communal

### Orientation

North

South

### Setting

Urbanisation

Close To Shops

### Furniture

Part Furnished

### Security

Gated Complex

### Climate Control

Pre Installed A/C

### Condition

Good

### Kitchen

Fully Fitted