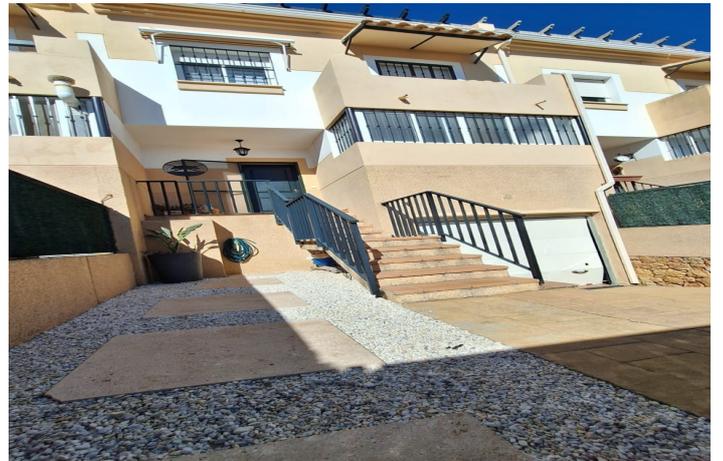




## Townhouse for sale in Marbella, Marbella

**685,000 €**

Reference: R5204749 Bedrooms: 4 Bathrooms: 3 Plot Size: 20m<sup>2</sup> Build Size: 208m<sup>2</sup> Terrace: 40m<sup>2</sup>





## Costa del Sol, Marbella

Discover unparalleled coastal serenity in this magnificent semi-detached townhouse within the prestigious Sierramar III urbanisation, a secure gated enclave in Marbella's exclusive Huerta del Prado-La Montúa district, nestled against the foothills of the iconic La Concha mountain on the renowned Costa del Sol. This family-friendly haven—boasting lush communal gardens, two sparkling swimming pools (one for adults, one for children), a paddle tennis court, and 24-hour security—offers the perfect fusion of tranquillity and convenience. Just a short stroll from local amenities like pharmacies, bars, restaurants, and schools, it's a mere 600 metres from the city bus station with direct links to Málaga Airport, and only 5-10 minutes' drive from Marbella's vibrant centre, golden beaches, and the glamour of Puerto Banús. Embrace the microclimate of over 300 sunny days a year, with easy access to hiking trails, international schools, and world-class golf courses.

Spanning four expansive levels across 208 m<sup>2</sup> of built space—including a versatile 64 m<sup>2</sup> basement/garage—this south-facing gem floods with natural light, delivering breathtaking, unobstructed sea views from every vantage. The ground floor welcomes with a cosy living-dining room anchored by a charming fireplace, flowing seamlessly to a private rear garden ideal for barbecues or lazy afternoons. A fully equipped kitchen and guest cloakroom complete this level's everyday elegance. Upstairs, four generous bedrooms (one with en-suite) offer fitted wardrobes and serene retreats, served by two full bathrooms and a versatile third. The crowning attic level unveils a delightful 17 m<sup>2</sup> rooftop terrace, a sun-drenched solarium perfect for al fresco dining or stargazing over the Mediterranean horizon, complemented by a balcony for added outdoor charm.

Enhanced by air conditioning throughout, included garage parking, and meticulously maintained communal grounds, this quiet idyll is tailor-made for discerning families seeking a peaceful lifestyle without sacrificing Marbella's luxuries. A rare opportunity in a sought-after market—enquire today to claim your slice of paradise.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Paddle Tennis  
Tennis Court  
Utility Room  
Barbeque  
Near Church  
Fiber Optic

### Views

Sea  
Panoramic  
Country  
Garden  
Courtyard

### Pool

Communal  
Children`s Pool

### Garden

Communal  
Private

### Orientation

South

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Close To Forest

### Furniture

Optional

### Security

Gated Complex  
Alarm System

### Climate Control

Air Conditioning  
Fireplace

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered  
More Than One