



## 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>





## 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	Orientation	Climate Control
Covered Terrace	North	Pre Installed A/C
	South	
Views	Setting	Condition
Mountain	Urbanisation	Good
Urban	Close To Shops	
Pool	Furniture	Kitchen
Communal	Part Furnished	Fully Fitted
Garden	Security	
Communal	Gated Complex	