





# Townhouse in Marbella

Price € 685,000

Bedrooms	4
Bathrooms	3
Build Size	208 m <sup>2</sup>
Terrace	40 m <sup>2</sup>
Plot Size	268 m <sup>2</sup>

## SETTING

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

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Excellent

## POOL

- ✓ Communal
- ✓ Children`s Pool

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Fireplace

## VIEWS

- ✓ Sea
- ✓ Country
- ✓ Panoramic
- ✓ Garden
- ✓ Courtyard

## FEATURES

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

## FURNITURE

- ✓ Optional

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal
- ✓ Private

## SECURITY

- ✓ Gated Complex
- ✓ Alarm System

## PARKING

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ More Than One
- ✓ Private

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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.

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# GALLERY





