



## Townhouse for sale in Marbella Town, 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 Town

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 soughtafter market—enquire today to claim your slice of paradise.





## **Features:**

**Utility Room** Barbeque

Orientation **Climate Control Features Covered Terrace** South Air Conditioning

**Near Transport** 

Fireplace **Private Terrace** 

Storage Room **Ensuite Bathroom** Marble Flooring

**Double Glazing Fitted Wardrobes** 

Solarium WiFi **Paddle Tennis Tennis Court** 

**Near Church** Fiber Optic **Views Setting** Condition

Sea Close To Golf Excellent **Panoramic** Urbanisation

Country Close To Shops Garden Close To Town Courtyard Close To Schools

Town

Close To Forest

Pool **Furniture** Kitchen Communal **Fully Fitted** Optional

Children's Pool

Garden Security **Parking** Communal **Gated Complex** Underground

Private Alarm System Garage

> **Private** Covered

> > More Than One