



MARBELLA  
C R I B S  
G R O U P

## 3-Bedroom townhouse with walking distance to Puente Romano, Marbella

1.495.000€



**Ref**  
MCG1802

**Beds**  
3

**Baths**  
3

**Plot**  
N/A

**Built**  
150 m<sup>2</sup>

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The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.



<b>Ref</b>	MCG1802
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3
<b>Status</b>	For Sale
<b>Type</b>	Townhouses
<b>Built</b>	150 m <sup>2</sup>
<b>Terrace</b>	135 m <sup>2</sup>
<b>Price</b>	1.495.000€





## About this property

Located in a prime area, this meticulously renovated townhouse combines luxury with convenience. Just a short walk from the prestigious Puente Romano and the beach, it offers an upscale lifestyle for those seeking both elegance and comfort.

This home boasts three generously sized bedrooms, each with fitted wardrobes and en-suite bathrooms, providing privacy and comfort. A guest toilet adds further convenience. The heart of the property is its expansive southwest-facing terrace and garden, featuring an outdoor kitchen, BBQ, custom outdoor shower, and multiple lounge areas, perfect for entertaining or simply enjoying the Mediterranean climate.

Inside, the open-plan layout is designed to foster a warm, social atmosphere. Modern elements blend with cozy features like a stylish TV panel with built-in storage and a fireplace. The townhouse also includes a garage space for two cars and a storage room for added practicality.

Set in a charming Andalusian-style community, residents enjoy security with a gated entrance and access to amenities including a pool and a separate children's pool. With its prime location and First Occupation License (LPO), this home is also a great investment opportunity, offering potential for short-term rentals with promising returns.

## Contact Us

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