



## Townhouse for sale in Marbella, Marbella

**315,000 €**

Reference: R4880566 Bedrooms: 3 Bathrooms: 1 Plot Size: 97m<sup>2</sup> Build Size: 47m<sup>2</sup>





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## Costa del Sol, Marbella

This practical one-story townhouse in the lower part of Elviria is ideal for those seeking comfort in a quiet environment.

The property has:

Three bedrooms.

American kitchen integrated in the living room, creating a functional environment.

Complete and modern bathroom.

Backyard, a perfect place to relax or have a barbecue with your family and friends.

The house, originally one bedroom has been extended to three bedrooms, with a total of 90 square meters, which has given more space and better distribution, ideal for a growing family, office or even investment as a second home.

The urbanization is quiet, with very well kept gardens, communal pool with lifeguard, and soccer and paddle tennis courts. In addition, the community fees are low.

The location is excellent, 10 minutes drive from Marbella, with close access to schools, supermarkets, restaurants and public transport and the beach is just 10 minutes walk away, making it perfect for those who want to be close to the sea.

Do not miss this opportunity to live in such a well communicated and quiet place, contact us for more details or to visit the property!

The Abbreviated Information Document is at your disposal. Costs: Tax (ITP or IVA+AJD) + notary and registry fees.

MPR



## Features:

### Features

Covered Terrace

Wood Flooring

### Condition

Excellent

### Energy Rating

E

### Orientation

South West

### Pool

Communal

### CO2 Emission Rating

E

### Climate Control

Central Heating

### Furniture

Not Furnished