

## Town House for sale in Nagüeles, Costa del Sol

2 Bedrooms | 3 Bathrooms | 284 m<sup>2</sup> Interior | 52 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 1,286 IBI | € 185 Rubish tax | € 2,724 Community fees



### Property Description

Corner Townhouse in Nagüeles, Marbella

Registered Area: 284 m<sup>2</sup>

Layout:

2 bedrooms with en-suite bathrooms, one featuring a jacuzzi in the master bedroom.

1 guest toilet on the ground floor.

4 levels: basement, ground floor, first floor, and rooftop solarium.

2 spacious terraces plus a fully equipped solarium.

2 underground parking spaces with direct access to the property (with the option to fully enclose them).

Property Features:

Home in excellent condition, located in the exclusive area of Arroyo de las Piedras in Nagüeles.

The ONLY UNIT currently for sale in this prestigious complex.

High-quality materials, fully equipped, and modern design.

Peaceful surroundings with no road noise.

Fully equipped solarium: barbecue, cooking grill, sink, refrigerated storage, and a laundry area (in addition to the laundry room in the kitchen).

Expansion potential: possibility to build a third bedroom on the solarium, approved by the community (several units have already done this).

Large basement with an English patio, perfect for an office, game room, gym, or bar (includes a custom-built bar).

Communal Areas and Location:

Quiet and well-maintained community with a tennis court, swimming pools, and communal gardens.

Quick access to the highway and motorway.

Only 3 minutes by car from Marbella's city center and the Golden Mile.

Sold fully furnished as seen in the photos, featuring high-quality, custom-made furniture in the bedrooms and basement.

A unique opportunity to live in one of Marbella's most sought-after areas.



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