

**FOR SALE**

## Ground Floor in Marbella



, Marbella

€ 795.000

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All about location. Golden mile just minutes walking distance to the beach and Marbella downtown. This three-bedroom ground floor duplex is quite unique and a scarce opportunity. Located in Marbella Real which is one of the most sought-after complexes in the area. The closed gated complex with 24/7 security, concierge service, tennis and paddle courts; Mediterranean lavish gardens, a total of 5 pools in different locations; water games; gym with sauna; children's playground. Everything in perfect working order and great maintenance conditions. Great complex for family with children, school buses stop at the front and there is a public school just across the street. All services and amenities at door step, having two main supermarkets in walking distance.

The south oriented duplex offers three large bedrooms having the master en-suite with an ample bathroom in the top floor by itself. Master bedroom with access to a terrace facing the gardens. The other two bedrooms share a bathroom. There is a guest toilet in the main floor. Updated kitchen with high spec furniture and appliances including a utility room and storage and another terrace. Heating system heated by a gas boiler. Firewood chimney. Hot cold air conditioning throughout. This makes the property perfect for year-round living. Marble floors. The large living-dining gives access to a large closed in terrace that has direct access to community gardens and pool area.



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### OBJECT DATA

Reference no.:	r4225408
Price:	€ 795.000
Address:	Marbella
Posición:	yes
Orientación:	yes
Estado:	yes
Piscina:	yes
Climatización:	yes
Vistas:	yes
Características:	yes
Muebles:	yes
Cocina:	yes
Jardín:	yes
Seguridad:	yes
Aparcamiento:	yes
Servicios Públicos:	yes
Categoría:	yes

### RUIMTES



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