



## TOWNHOUSE WITH 3 BEDROOMS

📍 Atalaya

**REF# R4556563 – 440.000€**

IBI

674 €/YEAR

Garbage

137 €/YEAR

Community

1176 €/YEAR



3  
Beds



3  
Baths



161 m<sup>2</sup>  
Built



108 m<sup>2</sup>  
Plot



44 m<sup>2</sup>  
Terrace

Lovely townhouse nestled in the established residential area of Monte Biarritz, on the border between Marbella and Estepona. From the house you have a 10 minutes walk to shops and restaurants, or a 5-10 minutes drive to San Pedro, Puerto Banus or to the beaches. There are also several popular golf courses nearby; Atalaya, Guadalmina, El Higueron.

This house has a huge private patio on the west side, which serves as covered parking for two cars and a terrace with a jacuzzi enjoying afternoon sun. To the other side of the house is a large covered terrace as well as another open patio terrace receiving morning sun. The house itself is built over two floors with split-level living room, kitchen and a shower-room on the ground floor. Upstairs has the master bedroom with en-suite bathroom and two guest bedrooms sharing a family bathroom (both bathrooms with recent fitted large walk-in showers). Two of the bedrooms have exits to a terrace where you also have views to the sea and the mountains. The house also has a basement level suitable as storage room, a games room or a bodega. Features include: air-conditioning, fireplace in the living room, extra water-reservoir. And the possibility of expanding the house further including making a loft with a solarium terrace! The house presently has a lot of furniture and stored elements, we recommend a viewing to appreciate its space and possibilities.



