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■■■■■■■■■■■■ ■ Marbella

■■■■■■■■■■■■: R5320588

■■■■■■■■: 2 ■■■■■■■: 3 M²: 163 ■■■■■: 799 000 €

■■■■■■■: ■■■■■■■■ ■■■■: ■■■■■■■■■■■■■ ■■■■■■: ■■ ■■■■■■■■

■■■■■■■■■:Exclusive Beachside Duplex at Residencia Marbella House – Marbella Town Centre Property located in the prestigious Residencia Marbella House, one of the most sought-after residential complexes in the area due to the quality of its facilities and its excellent maintenance standards. Situated on Calle Ramón Gómez de la Serna, it enjoys an unbeatable location: next to the beach and the Paseo Marítimo, in the heart of Marbella, surrounded by all amenities, restaurants and shops. The complex offers a privileged setting with lush tropical gardens and outstanding communal areas designed to enhance quality of life: Large outdoor swimming pool with lifeguard service 24-hour concierge and security Spacious fully equipped gym Sauna Paddle tennis courts Squash court A residential development that perfectly combines security, comfort and an exclusive lifestyle. Spacious, Bright Property with Excellent Layout With a total built area of 163.29 m² according to the Land Registry and a magnificent 29.60 m² terrace, this property stands out for its generous spaces and duplex layout, designed for maximum comfort. Layout Ground floor: Large sunny terrace, ideal for enjoying the Costa del Sol climate Bright and cosy living-dining room with fireplace Independent kitchen Guest toilet Upper floor: 2 double bedrooms 2 full en-suite bathrooms Additional Multifunctional Space The property also features a versatile extra space, perfect as a home office, games room, private gym or even a third bedroom, adapting to the needs of each family. Includes Garage and Storage Room Garage space of 28.03 m² Storage room of 4.71 m² Both located on the first basement level, with easy access and included in the price. An ideal property both as a permanent residence or as an investment opportunity, located in one of Marbella's most desirable areas, just a few metres from the sea and with all services within walking distance. In accordance with Andalusian Decree 218/2005 of 11 October, approving the Consumer Information Regulations for the sale and rental of properties in Andalusia, clients are informed that notary fees, Land Registry fees, Property Transfer Tax (I.T.P.), and other costs inherent to the sale or rental are not included in the price. Agency fees are included in the price. The information provided, including surface areas, prices, conditions and availability, is for guidance purposes only and does not constitute a binding contractual offer. It may be subject to change without prior notice and availability must be confirmed at the time of enquiry. Energy Performance Certificate in process.

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None, ■■■■■■■, ■■■■■, None, ■■■■■■■■ ■■■■, ■■■■■■■■■■■■■ ■■■■■■