



## TOWNHOUSE 4 BEDROOMS 3 BATHROOMS IN MARBELLA

Marbella

REF# R5204749 690,000 €

| BEDS | BATHS | BUILT              | PLOT  | TERRACE |
|------|-------|--------------------|-------|---------|
| 4    | 3     | 208 m <sup>2</sup> | 20 m² | 40 m²   |

Discover unparalleled coastal serenity in this magnificent semi-detached townhouse within the prestigious Sierramar III urbanisation, a secure gated enclave in Marbella's exclusive Huerta del Prado-La Montúa district, nestled against the foothills of the iconic La Concha mountain on the renowned Costa del Sol. This family-friendly haven—boasting lush communal gardens, two sparkling swimming pools (one for adults, one for children), a paddle tennis court, and 24-hour security—offers the perfect fusion of tranquillity and convenience. Just a short stroll from local amenities like pharmacies, bars, restaurants, and schools, it's a mere 600 metres from the city bus station with direct links to Málaga Airport, and only 5-10 minutes' drive from Marbella's vibrant centre, golden beaches, and the glamour of Puerto Banús. Embrace the microclimate of over 300 sunny days a year, with easy access to hiking trails, international schools, and world-class golf courses.

Spanning four expansive levels across 208 m² of built space—including a versatile 64 m² basement/garage—this south-facing gem floods with natural light, delivering breathtaking, unobstructed sea views from every vantage. The ground floor welcomes with a cosy living-dining room anchored by a +34 951 123 083 | +44 (0)330 179 8687 | info@idiliqestates.com Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andlaucia



charming fireplace, flowing seamlessly to a private rear garden ideal for barbecues or lazy afternoons. A fully equipped kitchen and guest cloakroom complete this level's everyday elegance. Upstairs, four generous bedrooms (one with en-suite) offer fitted wardrobes and serene retreats, served by two full bathrooms and a versatile third. The crowning attic level unveils a delightful 17 m<sup>2</sup> rooftop terrace, a sundrenched solarium perfect for al fresco dining or stargazing over the Mediterranean horizon, complemented by a balcony for added outdoor charm.

Enhanced by air conditioning throughout, included garage parking, and meticulously maintained communal grounds, this quiet idyll is tailor-made for discerning families seeking a peaceful lifestyle without sacrificing Marbella's luxuries. A rare opportunity in a sought-after market-enquire today to claim your slice of paradise.























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## IDILIQ ESTATES

























