



R5378962

📍 Marbella

REF# R5378962 620.000 €

BEDS

3

BATHS

3

BUILT

204 m<sup>2</sup>

TERRACE

54 m<sup>2</sup>

Semi-Detached Corner House with Sea & Mountain Views – Las Cancelas, Marbella

Charming 3-bedroom semi-detached corner house (pareado) with attic, located in the well-established and quiet urbanisation Las Cancelas.

This bright and spacious family home offers 204 m<sup>2</sup> according to the property deed, distributed across 2 floors + a real 3rd-floor attic, with excellent natural light thanks to its corner position and multiple orientations.

Key Features

204 m<sup>2</sup> total (150 m<sup>2</sup> built + 54 m<sup>2</sup> terraces)

161 m<sup>2</sup> useful

3 double bedrooms (1 suite)

2 bathrooms + 1 guest toilet

Large living-dining room with fireplace

Independent kitchen

- 2 private terraces
- Private patio
- Marble flooring throughout
- Fitted wardrobes
- Air conditioning with cold/hot heat pump
- Private garage space included

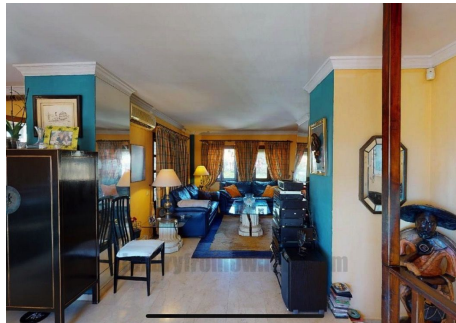
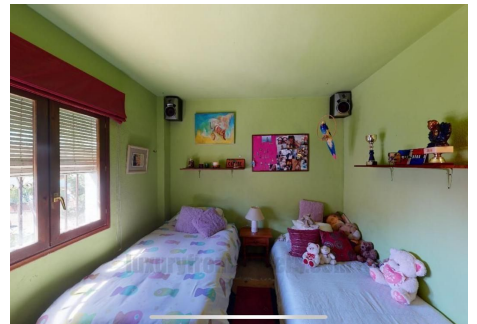
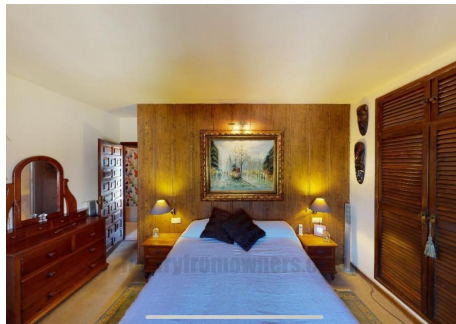
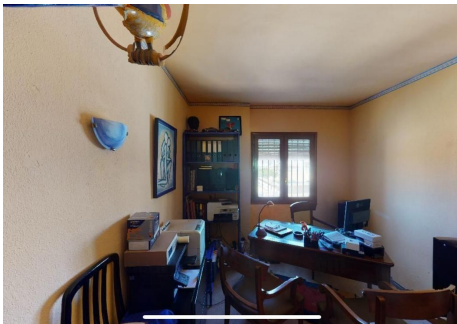
## Urbanisation & Location

Las Cancelas is a consolidated residential area with beautiful communal gardens and 3 communal swimming pools. The property enjoys open views to the sea and mountains.

Excellent location — just a few minutes' walk to all daily services: Mercadona, DIA, several schools, pharmacies, and only 2 minutes from El Poritillo bus station. Quick access to the AP-7 motorway.

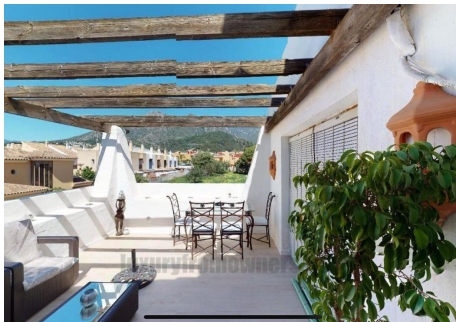
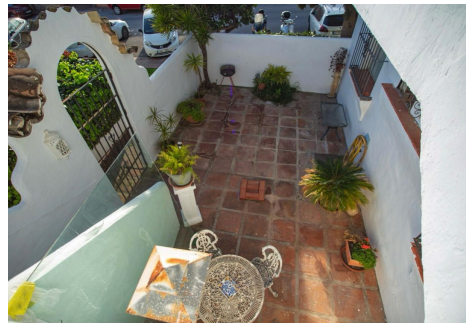
Ideal as a family home or investment. Built in 1987 and ready to move into or update to your taste.

Viewing highly recommended.



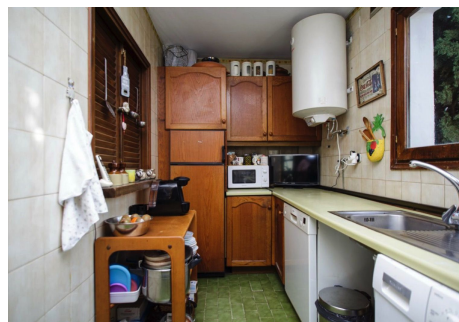
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