



## Adosada en alquiler en Marbella, Marbella

4.500 - 4.500 €

Referencia: R5286493 Dormitorios: 3 Baños: 3 Construido: 175m<sup>2</sup> Terraza: 37m<sup>2</sup>





## Costa del Sol, Marbella

Charming Renovated Townhouse in Ancon Sierra – Lomas del Puente Romano, Marbella Located in one of Marbella's most exclusive, peaceful, and secure areas, this beautifully renovated townhouse is set within the prestigious Ancon Sierra private community, in Lomas del Puente Romano, just minutes from Puente Romano, Marbella Club, and Forum, with excellent access to main roads and all essential services. Ancon Sierra is renowned for its family-friendly atmosphere and high level of security, offering 24-hour surveillance, meticulously maintained landscaped gardens, two communal swimming pools, an on-site restaurant, and professional maintenance services. The setting is exceptionally tranquil, making it ideal for families, particularly those with children. The property offers 175 m<sup>2</sup> of built area, distributed over two levels, and sits on a private 212 m<sup>2</sup> plot, surrounded by lush greenery and multiple outdoor spaces designed for relaxation and outdoor living. Inside, the townhouse features 3 bedrooms, 2 en-suite bathrooms, and an additional guest toilet. Two spacious en-suite bedrooms are located on the upper floor, while a third, smaller bedroom on the ground floor is perfect as a guest room, home office, or multipurpose space. The bright and spacious living-dining area opens directly onto the private terraces, creating an ideal setting to enjoy Marbella's year-round climate. The home boasts two generous terraces and a balcony, offering versatile outdoor areas for both entertaining and everyday living. The fully equipped kitchen complements the home's practical layout, and the property is sold furnished and ready to move into. Comfort is ensured year-round with air conditioning and radiator heating, while additional features include built-in wardrobes and a private parking space included in the price. With south and east-facing orientation, the property enjoys excellent natural light throughout the day. An outstanding opportunity for those seeking privacy, security, and quality living, within a well-established, high-end residential community in one of Marbella's most sought-after locations.



## Características:

|                           |                         |                                  |
|---------------------------|-------------------------|----------------------------------|
| <b>Características</b>    | <b>Orientación</b>      | <b>Climatización</b>             |
| Terraza Cubierta          | Este                    | Aire Acondicionado               |
| Cerca de Transporte       | Sur                     |                                  |
| Terraza Privada           |                         |                                  |
| Baño En-Suite             |                         |                                  |
| Armarios Empotrados       |                         |                                  |
| Restaurant                |                         |                                  |
| <b>Vistas</b>             | <b>Posición</b>         | <b>Estado</b>                    |
| Vistas al Mar             | Área Comercial          | Buen estado de conservación      |
| Vistas Panorámicas        | Cerca de Puerto         | Excelente estado de conservación |
| Vistas a Jardín           | Urbanización            |                                  |
| Vistas a Piscina          | Cerca del Mar           |                                  |
| Vistas a Puerto           | Cerca de Tiendas        |                                  |
| Vistas Urbanas            | Cerca de Ciudad         |                                  |
|                           | Primera línea de Playa  |                                  |
|                           | Puerto                  |                                  |
|                           | Marina                  |                                  |
|                           | Cerca de Marina         |                                  |
| <b>Piscina</b>            | <b>Muebles</b>          | <b>Cocina</b>                    |
| Piscina Comunitaria       | Completamente Amueblada | Cocina Equipada                  |
| <b>Jardín</b>             | <b>Seguridad</b>        | <b>Aparcamiento</b>              |
| Jardín Privado            | Seguridad de 24 horas   | Garaje                           |
| <b>Servicios Públicos</b> | <b>Categoría</b>        |                                  |
| Electricidad              | Inversion               |                                  |
| Agua Potable              | Lujo                    |                                  |
| Teléfono                  |                         |                                  |