

**reference:** 2206-1286\_KDT/4316

**property type:** house Adosado

**sale/rent:** for sale

**price:** 425.000 €

**condition:** Entrar a vivir



**address:**

**Nº: floor:** 0

**town:** Marbella

**province:** Málaga

**postal code:** 29602

**zone:** Nagueles

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kgCO <sub>2</sub> /m <sup>2</sup> año
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		

**sqm built:** 305  
**living area:** 250  
**plot sq.meters:** 0  
**sqm terrace:** 0  
**bedrooms:** 2  
**bathrooms:** 3  
**toilets:** 0  
**cupboards:** 0

**lift:** no  
**pool:** yes  
**garages:** 1  
**terraces:** 0  
**storage room:** no  
**garden:** no  
**courtyard:** no  
**furnished:** no

**floor:**  
**air conditioner:**  
**hot water:**  
**fuel:**  
**orientation:**  
**antiquity:**  
**outward/inward:**  
**community fees/month:**

**description:**

Spacious townhouse in Oasis de Nagüeles, one of the best and most sought-after residential areas in Marbella, ideal for a family, since it is a gated urbanization with security cameras, very close to several prestigious International schools, and five minutes from Puente Romano and the Marbella Club, epicenter of the Golden Mile. The house has a privileged location within the urbanization, with a Southwest orientation enjoying sun all day and two steps from one of the two swimming pools, surrounded by beautiful extensive tropical gardens where you can relax, and at the same time enjoy great privacy, plus spectacular views of La Concha. A spacious home where the main feature is a magnificent and luminous 40-meter living room with a fireplace and large windows that overlook a 25-meter porch, with direct access to the communal gardens and pool. The second floor consists of two huge en-suite bedrooms, the main one with a dressing room and terrace. The house can be easily transformed to add more bedrooms since with its 305 square meters there is more than enough space. If necessary, one could be done in the fantastic solarium of almost 50 meters where the community authorizes the construction of an additional bedroom with its corresponding toilet and the basement, of about 45 meters and also with natural light, can be enabled as a games room, cinema room, gym, etcetera, depending on the particular needs of the buyer. It has also an easily accessible underground parking space and a private paddle tennis court in the urbanization. A very consolidated urbanization that has a select and very familiar neighborhood. Call us to arrange a visit, we will be happy to assist you. KDT