

## Townhouse for sale in Marbella, Costa del Sol

3 Bedrooms | 3 Bathrooms | 184 m<sup>2</sup> Interior | 51 m<sup>2</sup> Terraces | **Garage** Yes  
€ 1,075 IBI | € 185 Rubish tax | € 2,940 Community fees



### Property Description

Townhouse for Sale in El Capricho, Marbella | Gated Community | Private Garden | Basement  
Magnificent townhouse for sale in the exclusive area of El Capricho, Marbella, located in a safe and secure gated community, ideal for those seeking comfort, privacy, and an excellent location close to the sea.

Just a few minutes from the beach and surrounded by all amenities: El Corte Inglés, supermarkets, restaurants, international schools such as SWANS, and leisure areas. Next to Parque del Capricho, perfect for enjoying nature, walks, and outdoor activities.

The property, south-facing, enjoys excellent natural light throughout the day. It is equipped with hot and cold air conditioning and an alarm system, ensuring comfort and security year-round.

On the main floor, there is a spacious and welcoming living-dining area with direct access to a terrace and private garden, ideal for enjoying the Mediterranean climate. Fully renovated and equipped independent kitchen, as well as a guest toilet.

The first floor features two en-suite bedrooms, both with built-in wardrobes. The master bedroom

has access to a private terrace with open views.

The basement has been converted into a large living space with an en-suite bathroom, offering multiple possibilities: additional bedroom, guest area, office, cinema room, or gym. It also includes a spacious walk-in wardrobe, laundry area, and access to the underground garage. The property also benefits from an outdoor parking space.

An ideal opportunity as a permanent residence, holiday home, or investment in one of Marbella's most sought-after areas.