



# Stadthaus zum Verkauf in Marbella

885.000 €

Referenz: R5309653 Schlafzimmer: 6 Badezimmer: 4 Garten: 323m<sup>2</sup>





## Costa del Sol, San Pedro de Alcántara

### Spectacular Designer Semi-Detached House: Space, Efficiency, and Total Connectivity

Discover the perfect balance of space and modernity in this magnificent semi-detached home built in 2017. Boasting 323 m<sup>2</sup> of living space on a 200 m<sup>2</sup> plot, this property stands out for its structural integrity, high-end technology, and exceptionally low maintenance costs.

### A Layout Designed for Comfort

This home offers a level of spaciousness that is rare in today's market:

**5 Generous Bedrooms:** Ample space for a large family, guest rooms, or professional home offices.

**Private Garage:** Secure parking for two cars with easy access.

**Storage Room:** Significant additional storage space to keep the home organized.

### Cutting-Edge Technology and Premium Insulation

The house was engineered for maximum thermal comfort and seamless digital connectivity:

**Premium Insulation:** High-end windows with thermal break technology, paired with electric shutters, ensuring a constant indoor temperature and significant energy savings.

**Climate Control:** Air conditioning installed for your comfort.

**Sustainability:** Equipped with solar panels for water heating, leveraging clean energy to drastically reduce utility bills.

**Next-Gen Connectivity:** A truly "connected" home featuring hardwired fiber optics directly to every room. Say goodbye to dead zones; enjoy maximum internet speeds throughout the entire house.

### A Smart Investment Opportunity

Unlike other large properties, fixed costs here are minimal. Enjoy an incredibly low community fee of just €31 per month, allowing you to live in a modern 2017 home with negligible overhead.

**Key Highlight:** A modern, efficient home ready for today's digital lifestyle, offering all the space your family deserves.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
 In der Nähe des Transports  
 Private Terrasse  
 Lagerraum  
 Privatem Badezimmer  
 Doppelverglasung  
 Einbauschränke  
 Allzweckraum  
 Glasfaser  
 Gastwohnung  
 Solarium  
 Keller

### Einstellung

Siedlung  
 In der Nähe von Geschäften  
 In der Nähe von Schulen  
 In der Nähe des Meeres  
 Dorf  
 Stadt

### Küche

Voll Ausgerüstet

### Kategorie

Luxus  
 Zeitgenössisch

### Orientierung

West  
 Ost

### Zustand

Exzellent

### Garten

Privat

### Klimakontrolle

Klimaanlage

### Möbel

Nicht eingerichtet

### Parken

Unter Tage  
 Garage  
 Privat  
 Bedeckt