



# Townhouse for sale in Marbella

890,000 €

Reference: R5309653 Bedrooms: 6 Bathrooms: 4 Build Size: 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.



**Features:**

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Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Fiber Optic  
Guest Apartment  
Solarium  
Basement

**Setting**

Urbanisation  
Close To Shops  
Close To Schools  
Close To Sea  
Village  
Town

**Kitchen**

Fully Fitted

**Category**

Luxury  
Contemporary

**Orientation**

West  
East

**Condition**

Excellent

**Garden**

Private

**Climate Control**

Air Conditioning

**Furniture**

Not Furnished

**Parking**

Underground  
Garage  
Private  
Covered