



## Townhouse in La Heredia

**1,095,000 €**

**Reference:** 318-01772P **Bedrooms:** 5 **Bathrooms:** 4 **Plot Size:** 179m<sup>2</sup> **Build Size:** 333m<sup>2</sup> **Terrace:** 35m<sup>2</sup>





## Location: La Heredia

Located in the exclusive community of La Perla de la Heredia, on the road of Ronda and within walking distance of Marbella, this extraordinary five bedroom townhouse combines perfectly style, comfort and functionality. Oriented to the southwest, the property benefits from abundant natural light throughout the day. Partly renovated, it offers a modern and welcoming atmosphere in a privileged location, close to all amenities, golf courses, downtown San Pedro and just 10-15 minutes drive from the beach.

With a constructed area of 312 m<sup>2</sup>, in addition to large terraces and a private pool, the house is distributed on three levels:

**Top floor:** At the entrance level, there is a cozy hall, a garage for a vehicle, the master bedroom with en-suite bathroom and dressing room, plus an additional guest bedroom also with en-suite bathroom.

**Main floor:** Accessing by an elegant staircase, you reach a spacious living-dining area with fireplace. The American kitchen, fully equipped with Bosch and Liebherr high-end appliances, includes gas kitchen. There is also a courtesy toilet. From the living room you access directly to a partially covered terrace, ideal to relax, with seating area, barbecue, garden and private pool.

**Ground floor:** On this level there are three additional bedrooms, one with en-suite bathroom and two that share another full bathroom. A practical laundry area is also available.

Among its features are the air conditioning system with heat pump and underfloor heating on the upper and main floors.

The furniture is negotiable.

An excellent quality property in a highly demanded area — a unique opportunity worth considering.



## Features:

### Setting

Close To Sea

### Features

Covered Terrace

close to schools

Close to Shops

Garden View

Close to Golf

Pool View

Close to Town

Fully Fitted Kitchen

Panoramic view

Gated Community

Amenities near

Security service 24h

Uncovered terrace

Optional furniture

Recently Renovated /

Refurbished

### Climate Control

Air Conditioning

### Views

Sea View