



## SEMI-DETACHED HOUSE 3 BEDROOMS 3 BATHROOMS IN TORREBLANCA

📍 Torreblanca

REF# R5419060 €499,000

BEDS

3

BATHS

3

BUILT

255 m<sup>2</sup>

TERRACE

30 m<sup>2</sup>

Stunning 255 m<sup>2</sup> Semi-Detached Home with Attic Suite, Basement, Double Garage and Communal Pool

Discover this exceptional 255 m<sup>2</sup> semi-detached property, thoughtfully distributed across four levels and designed to offer space, comfort and versatility for modern family living. Bright, spacious and move-in ready, this home is equally suitable as a permanent residence or an investment opportunity.

### Layout and Features

The property welcomes you with a charming 15 m<sup>2</sup> front porch leading into the main living area. The spacious and light-filled living room features a fireplace and integrated glazed terraces, creating additional year-round living space while maximizing natural light and comfort.

# BROMLEY ESTATES

*Marbella*

The independent 11 m<sup>2</sup> kitchen is fully equipped (excluding oven) and offers a practical and functional layout. A convenient guest toilet is also located on this floor.

## Sleeping Area

The first floor comprises the main sleeping quarters, including:

- \* Master bedroom with walk-in wardrobe, fitted wardrobes, air conditioning and an en-suite bathroom with walk-in shower.
- \* Second bedroom with built-in wardrobes.
- \* Additional full bathroom serving the remaining bedrooms.

## Additional Spaces That Make the Difference

One of the standout features of this property is its exceptional additional living space:

- \* 40 m<sup>2</sup> attic level with a private terrace and pre-installation for a bathroom, ideal as a master suite, home office, guest accommodation, games room or entertainment area.
- \* 22 m<sup>2</sup> basement, perfect for use as a gym, storage room, home cinema or multipurpose space.
- \* Private garage with capacity for two vehicles.

## Comfort and Extras

- \* Centralized air conditioning throughout the property.
- \* Additional air conditioning unit in the master bedroom.
- \* Fireplace in the living room.
- \* Excellent natural light throughout.
- \* Multiple terraces and outdoor spaces.

## Communal Areas

Residents enjoy access to an exclusive communal swimming pool shared by only 16 homes, offering privacy and a peaceful atmosphere.

\*\*Community fees:\*\* €60/month

\*\*Annual property tax (IBI):\*\* €470/year

## An Excellent Opportunity

A spacious and versatile home offering comfort, quality and endless possibilities. Ideal for families, professionals working from home, or investors looking for a property with outstanding potential.

\*\*Contact us today for further information or to arrange a viewing.\*\*

## Agency Fees Included

All real estate agency fees are fully included in the advertised sale price. No upfront payments or additional agency charges apply. We are committed to providing a transparent, professional and hassle-free buying experience.

+34 952 939 460 · info@bromleyestatesmarbella.com Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

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