

## Townhouse for sale in Gibralfaro, Málaga Ciudad

5 Bedrooms | 4 Bathrooms | 350 m<sup>2</sup> Interior | 100 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 350 IBI | € 960 Community fees



### Property Description

Charming Corner Townhouse with Private Garden and Pool in Mirador de Gibralfaro . Excellent for clients seeking a GOLDEN VISA.

Welcome to your dream home in the prestigious Mirador de Gibralfaro Urbanization! This stunning corner townhouse offers a perfect blend of luxury, comfort, and convenience, making it an ideal choice for families, investors, and lovers of Malaga. Located just 5 minutes by car and a leisurely 20-minute walk from the vibrant Plaza de la Merced and the beautiful beaches, this property is a true gem.

#### **\*\*Property Highlights:\*\***

- **\*\*Spacious Living:\*\*** This beautifully designed townhouse spans four floors, providing ample space for family living. The ground floor features a generous garage with plenty of room for your vehicles and storage.

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.

Urb. Marbella Real, Local 2 (29602) Marbella - Spain Tel. +34 952 765 428 - Email. [info@marbellaliving.com](mailto:info@marbellaliving.com)

- **\*\*Inviting First Floor:\*\*** The first floor boasts a convenient toilet, two bright and airy living-dining

rooms, both with access to a large terrace perfect for alfresco dining and entertaining. The well-equipped kitchen includes an office area, making it ideal for family gatherings and culinary adventures.

## MARBELLA LIVING

Estate Agents

€ 1,200,000

Ref: R4858951

- **Comfortable Bedrooms:** On the second floor, you'll find three spacious bedrooms, including a luxurious master suite with an en-suite bathroom. With a total of four bathrooms, morning routines will be a breeze for everyone.

- **Private Outdoor Oasis:** Step outside to your own private garden, complete with a heated swimming pool, barbecue area, and outdoor kitchen. This tranquil space is perfect for relaxing, entertaining, and enjoying the beautiful Malaga weather.

- **Wellness Amenities:** Stay fit and rejuvenated with your own equipped gym, steam and dry sauna, and a private heated swimming pool. This home truly caters to your wellness needs.

- **Energy Efficiency:** Enjoy the benefits of individual heating, solar panels with a battery for self-sufficient power supply, and free electric car charging from the solar panels (7.5kW). The new energy-efficient gas cooker (2023) and private water treatment system further enhance the eco-friendly features of this home.

- **Modern Comforts:** The property is equipped with cold/hot air conditioning, electric radiators, new high-insulation windows, and external electric awnings, ensuring year-round comfort and energy efficiency.

- **Additional Potential:** With a total area of 300 m<sup>2</sup> plus an additional 100 m<sup>2</sup> of private garden, there is also the exciting possibility to extend the basement into a two-bedroom flat of over 100 m<sup>2</sup>, offering even more living space or rental potential.

- **Breathtaking Views:** Enjoy stunning west-facing views of Malaga and the historic Alcazaba castle, creating a picturesque backdrop for your daily life.

Built in 2000, this semi-detached townhouse is a rare find in one of Malaga's most sought-after neighbourhoods. Whether you're looking for a family home, a holiday retreat, or an investment opportunity, this property has it all.

Don't miss out on the chance to own a piece of paradise in Malaga. Contact us today to arrange a viewing and experience the charm of this exceptional townhouse for yourself!

- Individual heating
- Solar panels with own battery
- Free charging of an electric car from 7.5kW solar panels
- hot/cold air conditioning
- electric radiators
- new low-consumption 2023 gas kitchen to heat the water
- own water treatment system
- equipped gym
- dry and steam sauna
- private garden
- private heated pool
- barbecue area
- outdoor kitchen
- New windows with high insulation factor
- exterior electric awnings
- Townhouse
- 300 m<sup>2</sup> of surface + 100 m<sup>2</sup>
- private garden with pool
- 5 bedrooms
- 4 bathrooms
- 3 terraces
- Private garage for 2 cars
- West view of Malaga and the Arab castle of the Alcazaba
- Built in 2000
- Possibility of expanding the basement with a 2-bedroom apartment of more than 100m<sup>2</sup>.

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