



## Adosada en alquiler en Bahía de Marbella, Marbella

3.000 - 3.000 €

Referencia: R4815163 Dormitorios: 3 Baños: 4 Construido: 200m<sup>2</sup> Terraza: 10m<sup>2</sup>





## Costa del Sol, Bahía de Marbella

MONTHLY RENTAL FROM DECEMBER 4 TO JANUARY 9: MONTH + ELECTRICITY + FINAL CLEANING. MINIMUM STAY OF ONE MONTH. WE DO NOT OFFER ANNUAL RENTALS.

Welcome to our modern family holiday home, with 3 bedrooms, 4 bathrooms, located in a complex of front line beach houses with communal swimming pools and 24 hour concierge. Located in the urbanization Bahia de Marbella, close to golf courses such as Santa Clara or Rio Real, restaurants, 5 minutes from Marbella centre and the old town and only 12 minutes from Puerto Banus.

The living area is divided into 3 levels, on the entrance level you have the open plan kitchen, a guest toilet and the spacious living room which, through a large sliding door, is connected to the outside terrace, which is south facing. The master bedroom and the second bedroom are located on the first floor and the 3rd bedroom on the first floor. All 3 bedrooms have an en-suite bathroom. In the basement there is a separate laundry room with washing machine and dryer, plus a private enclosed parking space for one car.

The house is fully air-conditioned, has two individual units, one for the living-dining room and kitchen and one for the bedrooms, so that you can adapt the temperature of the heating or air-conditioning individually.

The master bedroom has a king size bed and benefits from a beautiful view towards the community area and plenty of wardrobe space. We provide bed linen and bath towels for all bedrooms, and for a small fee beach towels are available, so you only need to bring your personal items. The bathroom has two washbasins, a shower and a toilet.

The second bedroom on the same floor has 2 single beds of 90x200 and also an en-suite bathroom with shower, washbasin and toilet.

The bedroom located on the first floor has two 90x200 single beds, a sofa and a balcony with stunning sea views. The bathroom has a shower, washbasin and WC.

The kitchen is fully equipped with: Nespresso coffee machine, toaster, kettle, fridge, oven and microwave, it is also fully equipped with all kinds of kitchen utensils, plates, cutlery, glasses, wine glasses, champagne glasses, etc.

The dining room has a good sized dining table with 6 chairs, the living room has a large sofa with chaise longue offering a comfortable space for the whole family. The Smart TV is connected to high speed fibre optic internet which you can access from all over the house and also has over 1000 satellite TV channels with channels from all over the world so you won't miss your usual TV shows or news.

The terrace is connected via a large sliding door that literally disappears around the edges of the room when opened and really connects the inside to the outside. It is equipped with a large outdoor table with 6 chairs and 2 comfortable sofas.

The basement which is accessed via the stairs is divided into laundry room and garage. The laundry room is equipped with washing machine, dryer and sink and has access to the private parking in the garage, which is closed off from the remaining garage of the community, making it an ideal place to store golf equipment.

For your safety, the property complies with all the legal regulations. It has a smoke detector, a fire extinguisher and a



first-aid kit.

The holiday home in Las Dunas is located in the prestigious area of Bahia de Marbella, just 5 minutes' drive from the centre of Marbella and the old town and 12 minutes' drive from the famous Puerto Banus, where you will find luxury shops and popular nightclubs. The beach is less than a minute's walk away, where you can find several beach restaurants within a few minutes' walk. Malaga airport is 40 minutes away. The nearest supermarket is 5 minutes away and the large shopping centre La Cañada is also only 5 minutes away by car.

The residential community of Las Dunas has a large communal swimming pool (open from 10:00 to 21:30 from June 15 to August 31, subject to availability) with sun loungers to enjoy in the summer month of a relaxing vacation under the sun of the Costa del Sol and beautiful well maintained outdoor areas with fountains and direct access from the community to the beach.

We will always be available before, during or after your stay for any queries if you need us! Come and enjoy your holiday with us, we take care of all your needs!



## Características:

<b>Características</b>	<b>Orientación</b>	<b>Climatización</b>
Terraza Cubierta	Sur	Aire Acondicionado
Cerca de Transporte		Chimenea
Terraza Privada		
TV Satélite		
Trastero - Almacén		
Doble acristalamiento		
Armarios Empotrados		
WiFi		
Lavadero		
Barbacoa		
<b>Vistas</b>	<b>Posición</b>	<b>Estado</b>
Vistas al Mar	Lado de la Playa	Buen estado de conservación
Vistas a Jardín	Cerca de Golf	Excelente estado de conservación
Vistas a Calle	Cerca del Mar	Reformado Recientemente
	Cerca de Tiendas	
	Cerca de Colegios	Nueva Obra
	Primera línea de Playa	
<b>Piscina</b>	<b>Muebles</b>	<b>Cocina</b>
Piscina Comunitaria	Completamente Amueblada	Cocina Parcialmente Equipada
<b>Jardín</b>	<b>Seguridad</b>	<b>Aparcamiento</b>
Jardín Comunitario	Recinto Cerrado	Párking Comunitario
<b>Categoría</b>	Persianas Eléctricas	
Frente a la playa	Calificación energética	<b>CO2 Emission Rating</b>
Lujo	E	E