

MARBELLA

495,000 €

REFERENCE R5535703

# Discover Serenity and Sophistication: An Exquisite Family Residence in Marbella's Xarblanca Park

| 3 | 3 | 106 m² | 80 m² | 80 m² |
|---|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | PLOT | TERRACE |











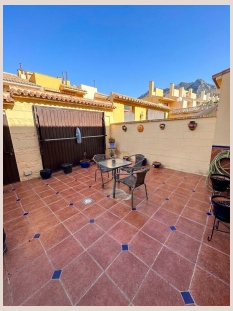

# Description

Welcome to an exceptional opportunity to acquire a charming family home nestled within the highly sought-after Xarblanca Park urbanization, one of Marbella’s most cherished residential enclaves. This elegant property perfectly encapsulates the quintessential Mediterranean lifestyle, offering a unique blend of tranquil suburban living with the unparalleled convenience of being mere moments away from the vibrant heart of Marbella, in the sun-drenched region of Southern Spain. Designed for comfort and modern living, this residence provides a peaceful sanctuary for families seeking quality of life without compromising on accessibility to urban amenities, esteemed educational institutions, and the stunning natural beauty that defines this world-renowned coastal city.

## A Prized Location in the Heart of Marbella

Situated in the prestigious municipality of Marbella, this home benefits from an enviable location. Xarblanca Park is celebrated for its peaceful atmosphere, wide tree-lined streets, and a strong sense of community, making it an ideal setting for family life. Despite its serene disposition, the urbanization boasts a strategic position that places residents within effortless reach of everything Marbella has to offer. Enjoy leisurely strolls to the city center, where you can explore its historic Old Town, indulge in gourmet dining, or browse high-end boutiques. For families, the proximity to several reputable local schools is a significant advantage, ensuring a seamless daily routine. Furthermore, immediate access to major road networks connects you swiftly to Marbella’s famed beaches, world-class golf courses, and Puerto Banús.

The allure of living in Southern Spain, particularly Marbella, lies in its sublime climate, rich cultural heritage, and a lifestyle synonymous with luxury and relaxation. This residence offers the perfect base from which to immerse yourself in this unique environment, from mountain hikes in the Sierra Blanca to sun-drenched days on the Costa del Sol’s pristine shores. The surrounding area of Xarblanca is thoughtfully planned, featuring lush parks and green spaces that invite outdoor activities, making it a true haven for nature lovers and those seeking an active yet tranquil lifestyle.

## Ground Floor: A Harmonious Blend of Comfort and Practicality

Upon arrival, a welcoming front courtyard greets you, offering a versatile space that can be elegantly arranged as a charming patio for al fresco moments or utilized as convenient, secure off-street parking. This inviting entrance sets the tone for a home that prioritizes both aesthetics and functionality.

Stepping inside, the ground floor unfolds into generously proportioned living areas designed for both everyday family life and sophisticated entertaining. The heart of this home is undoubtedly its spacious kitchen, a culinary enthusiast's delight, offering ample counter space, storage, and the perfect environment for preparing delicious meals and creating lasting memories. Its well-thought-out layout ensures efficiency and comfort, making it a true hub for family activity.

Adjacent to the kitchen, the elegantly appointed living room serves as a cozy yet expansive retreat. A charming fireplace acts as a focal point, promising warmth and an inviting ambiance during cooler evenings, making it the perfect spot for relaxation or intimate gatherings. This primary living space seamlessly extends outwards through large doors, providing direct access to a second private patio/terrace. This outdoor haven is ideal for morning coffees, delightful al fresco dining under the Mediterranean sky, or simply unwinding in your own tranquil outdoor sanctuary.

Completing the ground floor’s thoughtful design are essential practical amenities: a conveniently located guest toilet ensures comfort for visitors, while a discreet small storage room offers the perfect solution for coats, household essentials, and general tidiness, maintaining the home’s pristine aesthetic.

## The Private Quarters: Upper Level Sanctuary

Ascending to the upper floor reveals the private quarters of this distinguished residence, designed as a tranquil retreat for rest and rejuvenation. This level houses three well-appointed bedrooms, each offering comfort and privacy.

The master bedroom is a true sanctuary, generously proportioned and featuring a luxurious ensuite bathroom, creating a private spa-like experience within your own home. Adding to its allure is a small, private balcony-terrace, providing an intimate outdoor space perfect for enjoying your morning coffee, a quiet read, or soaking in the gentle Marbella breeze as the day draws to a close. This exclusive outdoor access enhances the feeling of a personal oasis.

The two additional bedrooms on this floor are equally comfortable and bright, offering ample space for family members or guests. These rooms are thoughtfully designed with comfort in mind and share access to a well-equipped secondary bathroom, complete with a bathtub – ideal for relaxing soaks after a long day or for children's bath times. The layout ensures practicality and convenience for all occupants, fostering a harmonious living environment.

### An Enviable Lifestyle at Your Doorstep

Beyond the confines of this beautiful home, the surrounding Xarblanca Park urbanization offers an enviable lifestyle. The area is literally surrounded by lush parks, providing abundant opportunities for leisurely strolls, children's play, and outdoor recreation within a verdant setting. The convenience continues with several supermarkets and local shops within easy walking distance, simplifying daily errands and ensuring all your needs are met effortlessly.

For families, the proximity to a selection of reputable local schools is a significant advantage, offering quality education options just a stone's throw away. This perfect blend of a peaceful residential environment with immediate access to all essential services, green spaces, and educational facilities solidifies Xarblanca Park as one of Marbella's most desirable locations for family living. Embrace a life where convenience meets tranquility, where every amenity is within reach, and where the vibrant culture and natural beauty of Marbella, Southern Spain, become an integral part of your everyday existence.

### Your Marbella Dream Awaits

This exquisite family home in Xarblanca Park represents a rare opportunity to acquire a property that perfectly balances comfort, elegance, and an unparalleled location in Marbella. It is more than just a house; it is a gateway to a coveted Mediterranean lifestyle, offering a peaceful retreat within a bustling, vibrant city. Ideal for families, this residence promises a life of convenience, quality, and serene beauty. We invite you to discover the charm and sophistication of this exceptional property, where every detail contributes to an unparalleled living experience. Contact Luxury Realty today to arrange your private viewing and take the first step towards making this dream home yours.

## Details

| | | | |
|---|---|---|---|
| Reference | R5535703 | Property Type | Terraced Townhouse |
| Status | Sale | Price | 495,000 € |
| Bedrooms | 3 | Bathrooms | 3 |
| Build size | 106 m² | Plot Size | 80 m² |
| Terrace | 80 m² | Parking places | by request |

## Features

Alarm system, Parking