



# Geschakelde Woning te koop in Marbella, Marbella

590.000 €

Referentie: R5287096 Slaapkamers: 2 Perceelgrootte: 140m<sup>2</sup>





## Costa del Sol, Marbella

CHARMING TOWNHOUSE IN MARBELLA TOWN CENTRE – PRIME INVESTMENT OPPORTUNITY! NEXT TO THE BEACH AND AMENITIES!

WITH RENTAL LICENCE

Ideally located just 350m from the Old Town and Alameda Park, and only 50m from the beach.

Discover this beautiful 3-story townhouse with a rooftop terrace, ideally located in the heart of Marbella Town Centre, just steps from the beach, Old Town, Alameda Park, and all essential amenities.

This elegant home features 2 spacious bedrooms, each with its own Romeo & Juliet balcony, 2 bathrooms, a guest toilet and a lovely private patio.

Thoughtfully designed with ample storage space, this property is perfect for a holiday home, permanent residence, or a lucrative holiday rental investment.

A tourist license is already in place, allowing for immediate rental income potential.

Don't miss this rare opportunity to own a piece of Marbella's charm! No community fees and low annual property tax (IBI).

### Property Features:

Ground Floor: Living room with open plan kitchen and a guest toilet

First Floor: Large room with 2 single beds, TV, office area, and 1 bathroom with shower

Second Floor: Spacious room with a large bed, TV, office area and 1 bathroom with bathtub

Third Floor: Lovely spacious terrace with a seating area, perfect for relaxation and entertaining with views of the Concha mountain

This is a rare opportunity to own a fully renovated property in Marbella, offering both luxury and location. Contact us today to arrange a viewing!

Townhouse, Marbella, Costa del Sol.

2 Bedrooms, 2.5 Bathrooms, Built 140 m<sup>2</sup>.

Setting : Town, Commercial Area, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Marina.

Orientation : South East, South, South West, West.

Condition : Excellent, Recently Renovated, Recently Refurbished.

Climate Control : Air Conditioning, Hot A/C, Cold A/C.

Views : Mountain, Panoramic, Urban, Street.

Features : Fitted Wardrobes, Near Transport, Private Terrace, Solarium, Satellite TV, WiFi, Storage Room, Ensuite Bathroom, Marble Flooring, Double Glazing, Near Church.

Furniture : Fully Furnished.

Kitchen : Fully Fitted.

Security : Alarm System.

Parking : Street.

Utilities : Electricity, Drinkable Water.



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Category : Holiday Homes, Investment, Luxury, Resale, Contemporary.



## Kenmerken:

### Extra's

Nabij vervoer  
Privé Terras  
Satelliet TV  
Berging  
Ensuite badkamer  
Marmeren vloeren  
Dubbele beglazing  
Inbouwkasten  
Zonnebank  
WiFi  
Buurt van een kerk

### Uitzicht

Zeezicht  
Mountain Bekeken  
Weids  
Urban Bekeken  
street Views

### Meubilering

Volledig gemeubileerd  
Parkeergelegenheid  
parkeren op straat

### Energiebeoordeling

B

### Zonorientatie

zuiden  
West  
Zuidoost Zonoriëntatie  
South West Orientation

### Ligging

Commerciele omgeving  
Dicht bij strand  
Dichtbij haven  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen  
Stad  
Dichtbij jachthaven

### Keuken

Volledig ingerichte keuken  
Voorzieningen  
Elektriciteit  
Drinkwater

### CO2 Emission Rating

B

### Klimaatbeheersing

Airconditioning  
Koude A/C  
Warme A/C

### Huidige Staat

Uitstekende conditie  
Onlangs gerenoveerd  
Onlangs gerenoveerd

### Beveiliging

Alarmsysteem

### Categorie

Vakantiehuis  
Investering  
Luxe  
Bestaande bouw  
Modern