



# Townhouse for sale in Reserva de Marbella, Marbella

329,000 €

Reference: R5288812 Bedrooms: 2 Bathrooms: 2 Build Size: 110m<sup>2</sup> Terrace: 25m<sup>2</sup>





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## Costa del Sol, Reserva de Marbella

Located in the sought-after area of La Reserva de Marbella, near Cabopino beach, this two-story semi-detached villa is set within a well-maintained residential complex with communal pools and gardens, within walking distance of amenities, shops, and leisure areas.

The property has a parking space at the front and is comfortably laid out over two levels:

On the main floor, there is a pleasant terrace, a spacious living room with a fireplace, a dining area, a bedroom, a guest bathroom, and an additional toilet, currently used as a small storage room, which can easily be converted back into a toilet.

The upper floor houses a full bathroom with a bathtub and the master bedroom, which has a magnificent 25 m<sup>2</sup> private terrace with views, ideal for enjoying the Costa del Sol climate.

Communal swimming pool

As a great added value, in the basement of the house, next to the parking space, there is the possibility of building a large storage room or, for those who wish to carry out a more ambitious renovation, creating a separate apartment of the same size as the floor of the house, significantly increasing the space and value of the property.

A property with an excellent location, comfort, and great potential, perfect as a primary residence, vacation home, or investment.



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## Features:

### Features

Private Terrace

### Pool

Communal

### Orientation

West

### Garden

Communal

### Climate Control

Air Conditioning

### Parking

Private