



## Townhouse for sale in Marbella, Marbella

**569,000 €**

Reference: R5346304 Bedrooms: 3 Bathrooms: 2 Build Size: 222m<sup>2</sup>





## Costa del Sol, Marbella

A rare opportunity to invest in a fully-furnished, 3-bedroom townhouse with a fully-transferable holiday rental license, allowing you to enjoy the property personally as well as generating immediate income through short-term rentals, if desired.

Located in the heart of a tranquil and well-maintained community with two large swimming pools, this ample property is accessible from its private, full-basement garage, as well as from the spacious terraces to the front and rear.

Inside the house, which has an abundance of natural light throughout, there is an enclosed fully-fitted kitchen, which leads on to the large dining and living room, with a working fireplace. Large doors slide open onto the larger rear terrace, outdoor chillout and bbq area, all covered with new, sliding sunshades.

On the first-floor are 3 double bedrooms, all with attractive Juliet balconies, plus 2 bathrooms, of which one is en suite. This level leads up onto the ample rooftop solarium with sea and mountain views, and great potential for complete outdoor living.

It is within easy-walking distance to a local shop and bar-restaurant, 450m to Cabopino golf driving range, and just a 12-minutes' walk to Cabopino marina with its array of restaurants and bars, making it a perfect choice for those seeking a holiday home, or all-year round living.

Viewing is highly recommended.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
Utility Room  
Basement

### Views

Sea  
Garden  
Pool  
Courtyard

### Pool

Communal

### Garden

Communal  
Private

### Utilities

Electricity  
Drinkable Water

### CO2 Emission Rating

D

### Orientation

South West

### Setting

Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Forest  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex

### Category

Resale

### Climate Control

Air Conditioning

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Underground

### Energy Rating

E