



## Rækkehus til salg i Marbella, Marbella

590.000 €

Reference: R5287096    Soveværelser: 2    Badeværelser: 3    Byg Størrelse: 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.



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



## Funktioner:

### Funktioner

I nærheden af transport  
Privat terrasse  
Satellit -tv  
Opbevaringsrum  
Ensuite badeværelse  
Marmorgulve  
Dobbeltvindue  
Monterede garderober  
Solarium  
Wifi  
I nærheden af kirken

### Synspunkter

Hav  
Bjerg  
Panoramisk  
Urban  
Gade

### Møbel

Fuldt møbleret

### Parkering

Gade

### Energi rating

B

### Orientering

Syd  
Vest  
Sydøst  
Sydvest

### Indstilling

Kommercielt område  
Strandside  
Tæt på havn  
Tæt på havet  
Tæt på butikker  
Tæt på byen  
Tæt på skoler  
By  
Tæt på marina

### Køkken

Fuldt monteret

### Hjælpeprogrammer

Elektricitet  
Drikkeligt vand

### CO2 -emissionsklassificering

B

### Klimakontrol

Aircondition  
Kold aircondition  
Varm aircondition

### Tilstand

Fremragende  
For nylig renoveret  
For nylig renoveret

### Sikkerhed

Alarmsystem

### Kategori

Holiday Homes  
Investering  
Luksus  
Videresalg  
Moderne