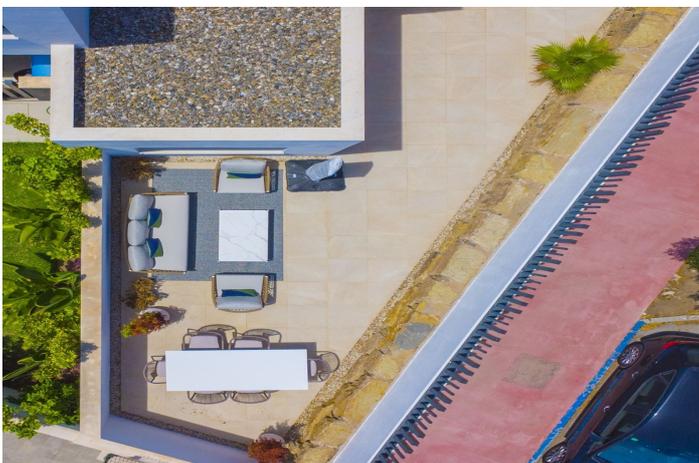




## Adosada en venta en Marbella, Marbella

940.000 €

Referencia: R5329864    Dormitorios: 4    Baños: 3    Construido: 177m<sup>2</sup>    Terraza: 59m<sup>2</sup>





## Costa del Sol, Marbella

Magnificent brand-new corner townhouse, ready to move in and offering rental yield, located in Marein Village, Los Naranjos, Marbella.

An unbeatable opportunity just 2.4 km from Puerto Banús, situated only a few metres from the prestigious Aloha College, Manolo Santana Racquets Club, and Mercadona.

The luxury townhouse offers 177.5 sqm distributed over two floors, along with 59.10 sqm of private garden area. It has been fully decorated and furnished by the prestigious interior design company La Albaida.

The property features 4 bedrooms and 3 bathrooms, as well as a magnificent private terrace, wonderful communal areas with a swimming pool, and a covered parking space. Everything has been designed to enjoy peaceful living with family or friends.

### SALE PRICE

€940,000, including designer furniture valued at approximately €60,000.

### YIELD

The property offers an annual rental yield of 4.85%.

### DETAILS

#### Location:

Marein Village is a modern development of townhouses. The homes have been designed to create functional and contemporary living spaces, where every detail has been carefully considered to offer comfort, exclusivity, and high-quality materials.

Availability: Immediate.

Contract duration: 8.5 months.

Mandatory term: Renewable for periods of 8.5 months.

Guarantee: 3 months' deposit.

Payment: In advance.

### PROPERTY LAYOUT

#### Bedroom 1

Bright master suite located on the first floor, featuring a king-size bed, built-in wardrobe, and en-suite bathroom.

#### Bedroom 2



Double bedroom with a king-size bed and wardrobe, located on the first floor.

#### Bedroom 3

Double bedroom with two single beds and a wardrobe, located on the first floor.

#### Bedroom 4

Double bedroom with two single beds and a wardrobe, located on the ground floor.



## Características:

### Características

Terraza

TV satelital

Baño privado

Armarios ajustados

Wifi

Barbacoa

### Posición

Cerca del golf

Cerca del puerto

Urbanización

Cerca de las escuelas

Cerca de Marina

### Muebles

Completamente Amueblada

### Seguridad

Complejo cerrado

Sistema de alarma

Teléfono de entrada

### Categoría

Casas de vacaciones

Inversión

Golf

Lujo

### Climatización

Aire acondicionado

Fría de aire acondicionado

A/C caliente

### Estado

Excelente

Renovado Recientemente

Reformado Recientemente

### Cocina

Ciclo de cocina

### Aparcamiento

Párking Subterráneo

Cochera

Comunal

### Vistas

Jardín

### Piscina

Comunal

### Jardín

Comunal

### Servicios Públicos

Electricidad

Agua potable