



## Stadthaus zum Verkauf in Marbella, Marbella

325.000 €

Referenz: R5179339 Schlafzimmer: 2 Badezimmer: 2 Garten: 93m<sup>2</sup> Terrasse: 60m<sup>2</sup>





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## Costa del Sol, Marbella

### Charming 2-Bed Townhouse with Sea Views & Solarium in Marbella

Discover this charming two-bedroom townhouse for sale in Bello Horizonte, Marbella – just a 15-minute walk to the beach and five minutes by car to Marbella's lively town centre. Ideally located in a peaceful residential area with quick access to the A-7, this property offers the perfect blend of tranquillity and convenience. With a south-facing orientation, multiple terraces, and a private rooftop solarium, it enjoys sea and mountain views all year round.

The entrance level features a spacious lounge with a feature fireplace that opens to a sunny terrace, a fully independent kitchen and a bathroom with shower. Upstairs, you'll find two generous double bedrooms with fitted wardrobes, each enjoying its own private terrace, and a large shared bathroom with a full bathtub. The home is equipped with hot and cold air conditioning and double glazing.

The highlight of this property is the impressive rooftop solarium, spanning the length of the townhouse and offering views of the sea and surrounding mountains. The well-maintained community features low running costs and includes a large swimming pool, children's pool, tennis court, and communal parking. With a valid tourist licence already in place, this property is ready to enjoy as a permanent home, holiday retreat, or rental investment.

#### Summary:

- Prime location in Bello Horizonte, Marbella
- 15-minute walk to the beach, 5-minute drive to Marbella centre
- Spacious lounge with fireplace and south-facing terrace
- Independent kitchen and guest bathroom with shower
- Two large bedrooms, each with private terrace and built-in wardrobes
- Panoramic sea and mountain views from rooftop solarium
- Air conditioning, double glazing, and tourist licence included
- Community pool, children's pool, tennis court, and parking



## Eigenschaften:

### Merkmale

Private Terrasse  
Doppelverglasung  
Einstellungsschränke  
Solarium  
Tennisplatz

### Ansichten

Meer  
Berg  
Pool

### Pool

Gemeinschaft  
Kinderpool

### Sicherheit

Gated Complex

### Kategorie

Wiederverkauf

### Orientierung

Süden

### Einstellung

Urbanisierung  
In der Nähe des Meeres  
In der Nähe der Stadt

### Möbel

Voll eingerichtet

### Parken

Gemeinschaft

### Klimakontrolle

Klimaanlage  
Kälte a/c  
Heiße A/C.  
Kamin

### Zustand

Gut

### Küche

Voll ausgestattet

### Versorgungsunternehmen

Strom