



## Maison de ville à vendre à Marbella, Marbella

**325 000 €**

Référence: R5179339 Chambres: 2 Bain: 2 Construite: 93m<sup>2</sup> Terrasse: 60m<sup>2</sup>





## 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



## Spécification:

<b>Caractéristiques</b>	<b>Orientation</b>	<b>Climatisation</b>
Terrasse privée	Sud	Climatisation
Double vitrage		Cold A / C
Armoires ajustées		A / C chaud
Solarium		Cheminée
Court de tennis		
<b>Vues</b>	<b>Paramètre</b>	<b>Condition</b>
Mer	Urbanisation	Bien
Montagne	Près de la mer	
Piscine	Près de la ville	
<b>Piscine</b>	<b>Meubles</b>	<b>Cuisine</b>
Communautaire	Entièrement meublé	Entièrement équipé
Piscine pour enfants		
<b>Sécurité</b>	<b>Parking</b>	<b>Services publics</b>
Complexe fermé	Communautaire	Électricité
<b>Catégorie</b>		
Revente		