



## Townhouse for sale in Marbella, Marbella

**590,000 €**

Reference: R5287096   Bedrooms: 2   Bathrooms: 3   Build Size: 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.



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



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Near Transport	South	Air Conditioning
Private Terrace	West	Cold A/C
Satellite TV	South East	Hot A/C
Storage Room	South West	
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Solarium		
WiFi		
Near Church		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Sea	Commercial Area	Excellent
Mountain	Beachside	Recently Refurbished
Panoramic	Close To Port	Recently Renovated
Urban	Close To Sea	
Street	Close To Shops	
	Close To Town	
	Close To Schools	
	Town	
	Close To Marina	
<b>Furniture</b>	<b>Kitchen</b>	<b>Security</b>
Fully Furnished	Fully Fitted	Alarm System
<b>Parking</b>	<b>Utilities</b>	<b>Category</b>
Street	Electricity	Holiday Homes
	Drinkable Water	Investment
		Luxury
		Resale
		Contemporary
<b>Energy Rating</b>	<b>CO2 Emission Rating</b>	
B	B	