



## Radhus till salu i Marbella, Marbella

590 000 €

Referens: R5287096   Sovrum: 2   Badrum: 3   Bygga: 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.



## Funktioner:

### Drag

Nära transport  
Privat terrass  
Satellit -tv  
Förråd  
Badrum  
Marmorgolv  
Dubbelglas  
Monterade garderober  
Solarium  
Wifi

Nära kyrkan

### Åsikter

Hav  
Fjäll  
Panorama  
Urban  
Gata

### Möbler

Fullmöblerad

### Parkering

Gata

### Energikär

B

### Orientering

Söder  
Väst  
Sydöst  
Sydväst

### Miljö

Handelsområde  
Strandkant  
Nära hamnen  
Nära havet  
Nära butiker  
Nära staden  
Nära skolor  
Stad  
Nära marina

### Kök

Fullmonterad

### Verktyg

Elektricitet  
Dricksvatten

### CO2 -utsläppsgradering

B

### Klimatkontroll

Luftkonditionering  
Kall A/C  
Heta a/c

### Skick

Excellent  
Nyligen renoverad  
Nyligen renoverad

### Säkerhet

Larmsystem

### Kategori

Fritidshus  
Investering  
Lyx  
Återförsäljning  
Samtida