



## Townhouse for sale in Marbella Town, Marbella

**699.000 €**

Reference: R5003200   Bedrooms: 2   Bathrooms: 3   Build Size: 226m<sup>2</sup>   Terrace: 83m<sup>2</sup>






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## Costa del Sol, Nagüeles

Townhouse Ideal for Airbnb - High Demand Profitability in Marbella. Semi-detached villa located in the exclusive area of Marbella's golden mile Nagüeles. The property is distributed over four levels, offering ample and versatile space to suit all your needs. As you enter the ground floor, you are greeted by a cosy living-dining room, ideal for family gatherings and relaxing moments. A guest toilet is also located on this floor, providing comfort and functionality. The modern and fully equipped kitchen opens onto one of the two spacious terraces, perfect for outdoor dining and enjoying the Mediterranean climate. Going up to the first floor, you will discover two bright bedrooms, each with its own en-suite bathroom. The master bedroom features a luxurious Jacuzzi, offering a private space for relaxation and comfort. The solarium, on the upper level, is fully equipped and offers 360° panoramic views of the mountains and the sea. In addition, there is the possibility of extending this space to build a third bedroom, an option already approved by the community. The basement is a versatile space with an English patio that allows in natural light. This level is ideal to be used as an office, games room, gym or even a bar, adapting to your needs and lifestyle. The property includes two underground parking spaces with direct access to the property, with the possibility of closing them completely for greater security and privacy. The community is quiet and peaceful. Contact us today for more information and to schedule a viewing! Ideal for tourist rental with high profitability. In compliance with Decree 218/2005, of October 11, which approves the Consumer Information Regulations for the purchase and sale of homes in Andalusia, the client is informed that notary and registry fees, applicable taxes (ITP or VAT + AJD) and other expenses inherent to the purchase are not included in the price.



## Features:

### Caratteristiche

Terrazza coperta  
Terrazza privata  
Bagno privato  
Pavimenti in marmo  
Doppio vetro  
Armadi a muro  
Solarium  
Tennis paddle  
Jacuzzi

### Viste

Montagna  
Giardino  
Piscina

### Piscina

Condominiale  
Piscina per bambini

### Giardino

Condominiale

### Orientamento

Sud  
Sud -ovest

### Collocamento

Vicino al golf  
Zona urbana  
Vicino alla città  
Vicino alle scuole

### Mobilia

Non arredato

### Sicurezza

Complesso residenziale privato  
Citofono

### Climate Control

Aria condizionata

### Condizione

Buona

### Cucina

Completamente arredata

### Parcheggio

Sottterraneo  
Privato