



## Townhouse for sale in Marbella Town, Marbella

590.000 €

Reference: R5287096 Bedrooms: 2 Bathrooms: 3 Build Size: 140m<sup>2</sup>





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## Costa del Sol, Marbella Town

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



## Features:

### Caratteristiche

Vicino ai mezzi di trasporto

Terrazza privata

TV satellitare

Ripostiglio

Bagno privato

Pavimenti in marmo

Doppio vetro

Armadi a muro

Solarium

Wifi

Vicino alla chiesa

### Viste

Mare

Montagna

Panoramica

Città

Strada

### Mobilia

Completamente arredato

### Parcheggio

Strada

### Valutazione energetica

B

### Orientamento

Sud

Ovest

Sud -est

Sud -ovest

### Collocamento

Area commerciale

Vicino alla spiaggia

Vicino al porto

Vicino al mare

Vicino ai negozi

Vicino alla città

Vicino alle scuole

Città

Vicino al porto

### Cucina

Completamente arredata

### Utility

Elettricità

Acqua potabile

### Valutazione delle emissioni di CO2

B

### Climate Control

Aria condizionata

Freddo a/c

Caldo a/c

### Condizione

Eccellente

Recentemente ristrutturato

Recentemente rinnovato

### Sicurezza

Sistema di allarme

### Categoria

Case di vacanza

Investimento

Lusso

Rivendita

Contemporary