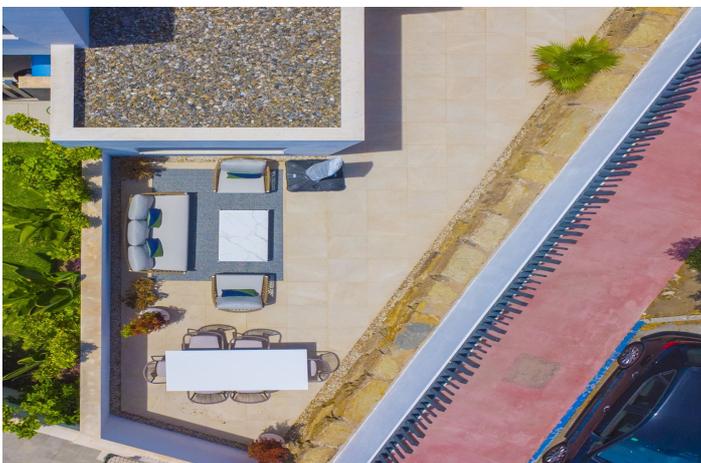




# Townhouse for sale in Marbella Town, Marbella

940,000 €

Reference: R5329864 Bedrooms: 4 Bathrooms: 3 Build Size: 177m<sup>2</sup> Terrace: 59m<sup>2</sup>





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## Costa del Sol, Marbella Town

Magnificent brand-new corner townhouse, ready to move in and offering rental yield, located in Marein Village, Los Naranjos, Marbella.

An unbeatable opportunity just 2.4 km from Puerto Banús, situated only a few metres from the prestigious Aloha College, Manolo Santana Racquets Club, and Mercadona.

The luxury townhouse offers 177.5 sqm distributed over two floors, along with 59.10 sqm of private garden area. It has been fully decorated and furnished by the prestigious interior design company La Albaida.

The property features 4 bedrooms and 3 bathrooms, as well as a magnificent private terrace, wonderful communal areas with a swimming pool, and a covered parking space. Everything has been designed to enjoy peaceful living with family or friends.

### SALE PRICE

€940,000, including designer furniture valued at approximately €60,000.

### YIELD

The property offers an annual rental yield of 4.85%.

### DETAILS

#### Location:

Marein Village is a modern development of townhouses. The homes have been designed to create functional and contemporary living spaces, where every detail has been carefully considered to offer comfort, exclusivity, and high-quality materials.

Availability: Immediate.

Contract duration: 8.5 months.

Mandatory term: Renewable for periods of 8.5 months.

Guarantee: 3 months' deposit.

Payment: In advance.

### PROPERTY LAYOUT

#### Bedroom 1

Bright master suite located on the first floor, featuring a king-size bed, built-in wardrobe, and en-suite bathroom.

#### Bedroom 2



Double bedroom with a king-size bed and wardrobe, located on the first floor.

#### Bedroom 3

Double bedroom with two single beds and a wardrobe, located on the first floor.

#### Bedroom 4

Double bedroom with two single beds and a wardrobe, located on the ground floor.



## Features:

### Features

Private Terrace  
Satellite TV  
Ensuite Bathroom  
Fitted Wardrobes  
WiFi  
Barbeque

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Schools  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex  
Alarm System  
Entry Phone

### Category

Holiday Homes  
Investment  
Golf  
Luxury

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent  
Recently Refurbished  
Recently Renovated

### Kitchen

Kitchen-Lounge

### Parking

Underground  
Garage  
Communal

### Views

Garden

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water