

## Townhouse for sale in Reserva de Marbella, Marbella

**310,000 €**

Reference: R4870147 Bedrooms: 2 Bathrooms: 2 Build Size: 74m<sup>2</sup> Terrace: 28m<sup>2</sup>



## Costa del Sol, Reserva de Marbella

Move-in ready townhouse located in a 4-star aparthotel near Marbella and the picturesque harbor of Cabopino with stunning beaches. Enjoy the hotel's amenities year-round, including a heated indoor pool, jacuzzi, sauna, two outdoor pools, gym, bar-restaurant, children's playground, and 24-hour reception. This southwest-facing property offers 2 bedrooms, 2 bathrooms, a living room, and three spacious terraces where you can enjoy the sun all day long. It is an excellent investment opportunity with a proven rental history! As an owner visiting the park, you receive a 20% discount on food and drinks at the park's restaurant.

### Layout:

Living room with modern amenities.

Fully equipped kitchen with new appliances, including an induction hob, fridge, microwave, oven, and dishwasher.

Bedroom 1 is located on the ground floor and has an en-suite bathroom.

Bedroom 2 on the first floor has a spacious rooftop terrace with sea views and an en-suite bathroom.

Three terraces: one at the front, one at the back with direct access to the parking lot, and a large terrace by the master bedroom.

The house is fully equipped with new beds (180x200 and 2x 80x200), a large fridge, TV, garden furniture, and extra storage spaces. It includes kitchenware, bedding, and a remotely operated key box. Monthly service costs are €250, covering maintenance and use of communal areas, pools, and gym. Additionally, you receive a 20% discount at the restaurant when you're present.

Own 5G internet connection. Optionally, the existing rental website can be taken over.

## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
Solarium  
WiFi  
Gym  
Sauna  
Games Room  
Bar  
Barbeque  
Restaurant On Site  
Near Church  
Fiber Optic

### Views

Sea  
Urban  
Forest  
Street

### Pool

Communal  
Heated  
Indoor  
Children`s Pool

### Garden

Communal

### Utilities

Electricity

### Orientation

South West

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Entry Phone

### Category

Holiday Homes  
Investment  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Open  
Street  
More Than One