



## Townhouse for sale in Marbella, Marbella

515 000 €

Référence: R5042206 Chambres: 3 Bain: 3 Construite: 130m<sup>2</sup> Terrasse: 8m<sup>2</sup>





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## Costa del Sol, Marbella

Charming Townhouse with Investment Potential in the Heart of Nueva Andalucía Discover this cozy and charming property located in the sought-after area of Nueva Andalucía, just a 10-minute walk from Puerto Banús and 15 minutes from the beach. By car, you're in the lively Puerto Banús in just 5 minutes. This home is not only ideally located but also offers excellent potential as a short-term rental. After renovation, it could generate approximately €600 per night during the high season. Upon entering, you immediately feel the warm and inviting atmosphere of the home. The construction is solid, and the property stays cool during the hot summer days. On the ground floor, you'll find an open kitchen, a guest toilet, a practical storage room (ideal for spices or pantry items), and a terrace with direct access to the communal garden and the urbanization's swimming pool. On the first floor, there are two bedrooms, each with its own balcony, and two bathrooms. The top floor has been converted into an additional bedroom, along with a spacious terrace. This space could also be used as a hobby room, office, or multipurpose area. What makes this house especially unique is the beautiful mountain view from the upper terrace and the peaceful surroundings—while still being close to shops, restaurants, and sports facilities. The popular Real Padel Club Marbella is just a short walk away, and there's a small supermarket around the corner. The property also offers excellent access to the highway, allowing you to reach any part of the region easily—without any traffic noise. Additionally, the community fees are low, making this a financially attractive option as well. In short, a charming home full of potential—whether you're looking for a second residence, a profitable investment, or a property to renovate and resell with added value.



## Spécification:

### Caractéristiques

Près du transport

Terrasse privée

Salle de bain attenante

Armoires ajustées

### Paramètre

Près de la mer

Proche des magasins

Près de la ville

Près des écoles

### Meubles

Entièrement meublé

### Sécurité

Système d'alarme

### Climatisation

Climatisation

### Condition

Bien

### Cuisine

Entièrement équipé

### Services publics

Électricité

### Vues

Montagne

### Piscine

Communautaire

### Jardin

Communautaire