

## Townhouse for sale in Marbella, Costa del Sol

3 Bedrooms | 2 Bathrooms | 222 m<sup>2</sup> Interior | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 758 IBI | € 186 Rubish tax | € 3,240 Community fees



### Property Description

A rare opportunity to invest in a fully-furnished, 3-bedroom townhouse with a fully-transferable holiday rental license, allowing you to enjoy the property personally as well as generating immediate income through short-term rentals, if desired.

Located in the heart of a tranquil and well-maintained community with two large swimming pools, this ample property is accessible from its private, full-basement garage, as well as from the spacious terraces to the front and rear.

Inside the house, which has an abundance of natural light throughout, there is an enclosed fully-fitted kitchen, which leads on to the large dining and living room, with a working fireplace. Large doors slide open onto the larger rear terrace, outdoor chillout and bbq area, all covered with new, sliding sunshades.

On the first-floor are 3 double bedrooms, all with attractive Juliet balconies, plus 2 bathrooms, of which one is en suite. This level leads up onto the ample rooftop solarium with sea and mountain views, and great potential for complete outdoor living.

It is within easy-walking distance to a local shop and bar-restaurant, 450m to Cabopino golf driving range, and just a 12-minutes' walk to Cabopino marina with its array of restaurants and bars, making it a perfect choice for those seeking a holiday home, or all-year round living



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