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Sales - House - Reserva de Marbella

380.000€

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Ref.-ID: MIBGR5390113 **Reserva de Marbella** **House**

Community: 1,584 EUR / year **IBI: 534 EUR / year** **Rubbish: 185 EUR / year** **2** **1.5** **96 m2** **21 m2**

Located in the sought-after area of La Reserva de Marbella, this 2 bedroom townhouse offers an excellent renovation opportunity in one of Marbella’s most desirable residential areas. Situated in East Marbella, La Reserva de Marbella is highly appreciated for its peaceful atmosphere, green surroundings, and convenient access to beautiful beaches, golf courses, restaurants, international schools, and all amenities, while Marbella town centre is only a short drive away. The property belongs to a well-maintained residential community with communal gardens and swimming pool, making it an ideal option both as a permanent residence and as a holiday home or investment property on the Costa del Sol. In need of renovation, the townhouse offers fantastic potential to create a stylish and personalised home. At the entrance, the property features the charming exterior typical of Andalusian townhouses, including private parking space and a cosy covered terrace/patio entrance. Inside, the ground floor offers a bright combined living and dining area with an open fireplace, creating a warm and welcoming atmosphere. The kitchen is semi open-plan, separated by a bar, offering both practicality and connection to the living space. There is also a guest toilet on this level. To the rear of the property, there is a 21sqm private garden area, which could easily be transformed into a spacious terrace or outdoor entertaining area. Upstairs, you will find two bedrooms sharing a bathroom and enjoying access to a private south-west facing terrace with wonderful sea views and excellent afternoon sun. The property also benefits from a rooftop terrace with stunning panoramic sea views — the perfect space to relax, entertain, or enjoy the Marbella lifestyle all year round. In addition, this space offers the possibility to create a third bedroom with an en-suite bathroom, subject to the new owner’s wishes and renovation plans. This townhouse represents a fantastic opportunity to renovate and add value in La Reserva de Marbella, a highly attractive area of Marbella that continues to grow in popularity among both international buyers and investors.

Condition
- ✔ Renovation Required

Pool
- ✔ Communal Pool

Climate Control
- ✔ Fireplace

Views
- ✔ Sea Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Marble Flooring

Kitchen
- ✔ Partially Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Alarm System

Parking
- ✔ Private Parking