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**Sales - House - Marbella**

**650.000€**

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**Ref.-ID: MIBGR5537830** **Marbella** **House**

**Community: 1,356 EUR / year** **IBI: 672 EUR / year** **Rubbish: 230 EUR / year** **3** **2** **101 m2** **84 m2**

Beachside living in Marbella East. Stroll to the sand in four minutes from this renovated townhouse in Costabella. Barefoot to the beach. Around 300 metres from the sand, this beautifully renovated three bedroom townhouse offers genuine beachside living in Costabella, Marbella East. Located in the Costabella, Las Chapas and El Rosario area of Marbella East, this townhouse is positioned within an established gated residential community with a communal swimming pool and private outdoor space. The location offers exactly what many buyers are looking for when searching for a beachside property in Marbella: the ability to walk to the beach, enjoy the Mediterranean lifestyle and have everyday amenities close to home. This is not simply a property near the beach. The sandy coastline is approximately four minutes away on foot, making it easy to enjoy the sea throughout the year. Whether it is a morning swim, a walk along the coast, lunch at a beach restaurant or an afternoon on the sand, the Mediterranean is part of everyday life here. COSTABELLA BEACH, MARBELLA EAST Costabella is one of the established beachside areas of Marbella East, situated along the coastline between Los Monteros and Elviria and close to Las Chapas and El Rosario. The area is particularly attractive to buyers searching for beachside property in Marbella because of its sandy beaches, relaxed residential atmosphere and proximity to Marbella town. The nearby coastline includes El Alicate Beach, Costabella Beach and other popular stretches of Marbella East's sandy coastline. The property is also within easy reach of beach restaurants, chiringuitos, cafés, supermarkets and other everyday amenities. RENOVATED THREE BEDROOM TOWNHOUSE The townhouse has been renovated to provide comfortable modern living and offers three bedrooms, two bathrooms and a guest WC. The layout provides flexibility for permanent living, a family home, a second residence or a property close to the beach for enjoying the Costa del Sol throughout the year. The southwest orientation adds to the appeal, providing excellent potential for enjoying the outdoor areas and Mediterranean climate throughout the day. The private outdoor space creates an extension of the living accommodation and is well suited to outdoor dining, entertaining, relaxing or simply enjoying the sunshine. The gated residential community provides an established setting with communal swimming pool facilities, while the beachside position gives the property a particularly attractive combination of privacy, convenience and access to the coast. LOW RUNNING COSTS One of the less obvious advantages of this property is its relatively low ongoing running costs. Community fees are approximately €113 per month. IBI is approximately €672 per year. Basura is approximately €230 per year. For buyers comparing beachside townhouses and homes for sale in Marbella East, ongoing ownership costs can be an important consideration. This property offers the opportunity to enjoy a beachside lifestyle without the higher running costs that can come with larger villas and more substantial properties. FAMILY FRIENDLY LOCATION The location also works particularly well for families. The surrounding Marbella East area offers access to a selection of Spanish, bilingual and international schools, while supermarkets, pharmacies, medical services, restaurants and cafés are all accessible within the wider Costabella, Las Chapas and Elviria area. Marbella East is popular with international residents looking for a more relaxed residential environment while remaining within easy reach of Marbella town, Puerto Banús and the wider Costa del Sol.

**Setting**
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Urbanisation

**Orientation**
- ✔ South West Orientation

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Central Heating

**Features**
- ✔ Covered Terrace
- ✔ Wood Flooring
- ✔ Marble Flooring

**Furniture**
- ✔ Part Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden

**Parking**
- ✔ Communal Parking
- ✔ Private Parking

**Utilities**
- ✔ Telephone