

## Sales - House - Marbella

**550.000€**

**Marbella**

**House**

**Community: 324 EUR / year**



**3**



**4**



**186 m<sup>2</sup>**

Discover this beautiful townhouse spanning 186 m<sup>2</sup> built area with 80 m<sup>2</sup> of terraces offering breathtaking views of the sea and mountains. Exceptionally spacious and filled with natural light, this property is situated in a peaceful residential area, just a few minutes from the beach and Marbella's vibrant centre, with excellent access to the A-7 motorway. Bello Horizonte, in Marbella East, blends suburban tranquillity with urban convenience, close to schools, hospitals, sports facilities, and renowned golf courses (approximately 5-6 km away), making it ideal for families or investors. Only 4 km from the sea, it's perfect for enjoying the Costa del Sol lifestyle. Layout: Ground Floor: 82 m<sup>2</sup> open-plan space with a full bathroom – versatile for a rental apartment with independent entrance, garage, studio, or games room. Private parking for two vehicles in front. First Floor: Expansive living room with fireplace and air conditioning, flooded with natural light, plus a 20 m<sup>2</sup> terrace; fully equipped kitchen, guest toilet, and another equally sized entrance terrace – perfect for al fresco dining in the mild climate. Second Floor: Three bedrooms and two bathrooms (one en-suite). Private Solarium: 40 m<sup>2</sup> rooftop with panoramic sea and mountain views, ideal for relaxation or converting into one or two additional bedrooms. Additional Features: Southwest orientation for optimal sunlight; low community fees of 327/month. This versatile home is perfect as a primary residence, holiday retreat, or investment with strong rental potential in this high-demand area. Priced at 550.000 – a versatile gem in sought-after Bello Horizonte!

### Setting

- ✓ Town
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Urbanisation

### Views

- ✓ Sea
- ✓ Mountain
- ✓ Country
- ✓ Panoramic
- ✓ Garden

### Garden

- ✓ Communal

### Orientation

- ✓ South
- ✓ South West

### Condition

- ✓ Good

### Climate Control

- ✓ Air Conditioning

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Guest Apartment
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Fiber Optic

### Security

- ✓ Gated Complex

### Furniture

- ✓ Optional

### Kitchen

- ✓ Fully Fitted

### Parking

- ✓ Garage
- ✓ Covered
- ✓ More Than One
- ✓ Private







