# Sales - House - Reserva de Marbella

# 795.000€

**Reserva de Marbella** **House**

**Community: 1,260 EUR / year** **IBI: 867 EUR / year** **Rubbish: 184 EUR / year**

 **4**  **3**  **200 m2**  **120 m2**

Single-Level Semidetached villa with Private Pool Near Cabopino Beach A unique opportunity in Reserva de Marbella. This beautifully renovated single-level townhouse is located just a 15-minute walk from the stunning beaches and protected dunes of Cabopino, offering a rare combination of space, privacy, quality and the convenience of living all on one level. The property features 4 bedrooms and 3 bathrooms, a spectacular open-plan living and dining area with a modern open kitchen, and large windows that flood the home with natural light while creating a seamless connection to the outdoor spaces. The true highlight of the property is its charming Andalusian courtyard with a private swimming pool finished in elegant green mosaic tiles, creating a unique and inviting atmosphere to enjoy Marbella’s exceptional climate all year round. In addition, the house offers a spacious 40 m² front porch, perfect for outdoor breakfasts, family gatherings or simply relaxing in the Mediterranean sunshine. The impressive master suite boasts double-height ceilings, a walk-in wardrobe and an en-suite bathroom. The property has been completely refurbished to a high standard, including a new kitchen, bathrooms, plumbing, electrical installation, security PVC double-glazed windows, electric shutters, video intercom system and alarm installation. A further advantage is the 50 m² basement with natural ventilation, offering endless possibilities as a home cinema, gym, office, wine cellar, games room or additional storage space. Ideally located close to supermarkets, restaurants, international and local schools, and only 10 minutes from La Cañada Shopping Centre, this property is perfect both as a permanent family residence and as a holiday home. A truly exceptional property, ready to move into, offering a private pool and the rare luxury of single-level living in one of Marbella’s most sought-after residential areas.

**Setting**
- Commercial Area
- Close To Golf
- Close To Shops
- Close To Schools
- Urbanisation

**Orientation**
- South East Orientation
- South Facing
- South West Orientation

**Condition**
- Excellent Condition

**Pool**
- Communal Pool
- Private Pool

**Climate Control**
- Air Conditioning
- Hot A/C

**Views**
- Garden Views
- Courtyard Views
- Forest Views

**Features**
- Covered Terrace
- Fitted Wardrobes
- Near Transport
- Private Terrace
- Solarium
- Satellite TV
- WiFi
- Storage Room
- Utility Room
- Ensuite Bathroom
- Marble Flooring
- Barbeque
- Double Glazing
- Near Church
- Basement
- Fiber Optic

**Furniture**
- Optional Furniture

**Kitchen**
- Fully Fitted Kitchen

**Garden**
- Communal Garden
- Private Garden
- Easy Maintenance Garden

**Security**
- Gated Complex
- Electric Blinds
- Entry Phone
- Alarm System
- 24 Hour Security
- Safe

**Parking**
- Street Parking

**Utilities**
- Electricity
- Drinkable Water
- Telephone

**Category**
- Bargain
- Cheap
- Golf
- Holiday Homes
- Investment
- Luxury
- Reduced
- Resale
- Contemporary
























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