**Sales - House - Cabopino**

# 605.000€

**Cabopino** **House**

**Community: 1,932 EUR / year** **IBI: 814 EUR / year**

 **2**  **3**  **110 m2**

Renovated 2-Bedroom Townhouse in Artola Baja | Minutes' Walk to Cabopino Beach Description Charming Renovated Townhouse in Artola Baja | Minutes' Walk to Cabopino Beach Located in the highly sought-after Artola Baja, on the beach side of Marbella East, this charming 2-bedroom, 2-bathroom townhouse offers a rare combination of tranquillity, nature and proximity to the Mediterranean. Set within a small and peaceful residential community of townhouses, the property enjoys a wonderfully quiet setting while being just a few minutes walk through nature to the beautiful sandy beach of Cabopino. The house is distributed over two levels and has been recently renovated, offering a comfortable and contemporary home with 110 m² of interior space and 37 m² of terraces. The property comprises two bedrooms and two bathrooms, including one en-suite, together with an additional guest toilet. Its south west-facing orientation provides excellent natural light and sunshine throughout much of the day. The property also benefits from a communal swimming pool, beautifully established communal gardens and one communal parking space. An exceptional beachside location The real appeal of this home is its location. From the community, a peaceful path through the surrounding pine trees and natural landscape takes you to the Dunas de Artola and the Mediterranean in a few minutes on foot. The Artola Dunes are one of the most distinctive natural areas of Marbella, with protected coastal dunes, pine forest and wooden walkways leading towards the beach. This is an exceptional setting for morning walks, running, cycling, taking the dog out or simply enjoying the Mediterranean outdoors. Just beyond the beach is Cabopino Marina, a picturesque harbour surrounded by pine trees, with restaurants, cafés, beach clubs and other amenities. The area also offers easy access to Cabopino Golf, making this an excellent location for both beach and golf lovers. Despite its peaceful and natural surroundings, Artola Baja is conveniently connected to Marbella and the rest of the Costa del Sol. Supermarkets, restaurants, international schools, golf courses and everyday services are all within easy reach by car, while the centre of Marbella is only a short drive away. A relaxed Marbella lifestyle This is a property for those looking to enjoy Marbella without the noise, a quiet residential environment where nature and the beach are part of everyday life. Whether used as a permanent residence, a holiday home or a Marbella base for enjoying the Mediterranean lifestyle, this townhouse offers the increasingly sought-after combination of walk-to-the-beach living, tranquillity, nature and proximity to amenities.

**Setting**
- ✔ Beachside
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Sea
- ✔ Close To Marina
- ✔ Urbanisation

**Orientation**
- ✔ South Facing
- ✔ South West Orientation
- ✔ West Facing

**Condition**
- ✔ Excellent Condition
- ✔ Recently Refurbished

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ WiFi
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Barbeque
- ✔ Double Glazing

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden
- ✔ Easy Maintenance Garden

**Security**
- ✔ Gated Complex
- ✔ Electric Blinds

**Parking**
- ✔ Underground Parking
- ✔ Garage

**Utilities**
- ✔ Electricity

**Category**
- ✔ Resale










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