



Sales - House - Marbella
590.000€

www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es

Ref.-ID: MIBGR5287096

Marbella

House

IBI: 140 EUR / year

Rubbish: 35 EUR / year



2



2.5



140 m2

CHARMING TOWNHOUSE IN MARBELLA TOWN CENTRE – PRIME INVESTMENT OPPORTUNITY! NEXT TO THE BEACH AND AMENITIES! WITH RENTAL LICENCE Ideally located just 350m from the Old Town and Alameda Park, and only 50m from the beach. Discover this beautiful 3-story townhouse with a rooftop terrace, ideally located in the heart of Marbella Town Centre, just steps from the beach, Old Town, Alameda Park, and all essential amenities. This elegant home features 2 spacious bedrooms, each with its own Romeo & Juliet balcony, 2 bathrooms, a guest toilet and a lovely private patio. Thoughtfully designed with ample storage space, this property is perfect for a holiday home, permanent residence, or a lucrative holiday rental investment. A tourist license is already in place, allowing for immediate rental income potential. Don't miss this rare opportunity to own a piece of Marbella's charm! No community fees and low annual property tax (IBI). Property Features: Ground Floor: Living room with open plan kitchen and a guest toilet First Floor: Large room with 2 single beds, TV, office area, and 1 bathroom with shower Second Floor: Spacious room with a large bed, TV, office area and 1 bathroom with bathtub Third Floor: Lovely spacious terrace with a seating area, perfect for relaxation and entertaining with views of the Concha mountain This is a rare opportunity to own a fully renovated property in Marbella, offering both luxury and location. Contact us today to arrange a viewing! Townhouse, Marbella, Costa del Sol. 2 Bedrooms, 2.5 Bathrooms, Built 140 m². Setting : Town, Commercial Area, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Marina. Orientation : South East, South, South West, West. Condition : Excellent, Recently Renovated, Recently Refurbished. Climate Control : Air Conditioning, Hot A/C, Cold A/C. Views : Mountain, Panoramic, Urban, Street. Features : Fitted Wardrobes, Near Transport, Private Terrace, Solarium, Satellite TV, WiFi, Storage Room, Ensuite Bathroom, Marble Flooring, Double Glazing, Near Church. Furniture : Fully Furnished. Kitchen : Fully Fitted. Security : Alarm System. Parking : Street. Utilities : Electricity, Drinkable Water. Category : Holiday Homes, Investment, Luxury, Resale, Contemporary.

Setting	Orientation	Condition	Climate Control
✓ Town	✓ South East	✓ Excellent	✓ Air Conditioning
✓ Commercial Area	✓ South	✓ Recently Renovated	✓ Hot A/C
✓ Beachside	✓ South West	✓ Recently Refurbished	✓ Cold A/C
✓ Close To Port	✓ West		
Views	Features	Furniture	Kitchen
✓ Sea	✓ Fitted Wardrobes	✓ Fully Furnished	✓ Fully Fitted
✓ Mountain	✓ Near Transport		
✓ Panoramic	✓ Private Terrace		
✓ Urban	✓ Solarium		
✓ Street	✓ Satellite TV		
	✓ WiFi		
	✓ Storage Room		
	✓ Ensuite Bathroom		
	✓ Marble Flooring		
	✓ Double Glazing		
	✓ Near Church		
Security	Parking	Utilities	Category
✓ Alarm System	✓ Street	✓ Electricity	✓ Holiday Homes
		✓ Drinkable Water	✓ Investment
			✓ Luxury
			✓ Resale
			✓ Contemporary





















































