

**Ref.-ID: MIBGR5288812**

**Reserva de Marbella**

**House**

**Community: 840 EUR / year**



**2**



**2**



**110 m2**

Located in the sought-after area of La Reserva de Marbella, near Cabopino beach, this two-story semi-detached villa is set within a well-maintained residential complex with communal pools and gardens, within walking distance of amenities, shops, and leisure areas. The property has a parking space at the front and is comfortably laid out over two levels: On the main floor, there is a pleasant terrace, a spacious living room with a fireplace, a dining area, a bedroom, a guest bathroom, and an additional toilet, currently used as a small storage room, which can easily be converted back into a toilet. The upper floor houses a full bathroom with a bathtub and the master bedroom, which has a magnificent 25 m<sup>2</sup> private terrace with views, ideal for enjoying the Costa del Sol climate. Communal swimming pool As a great added value, in the basement of the house, next to the parking space, there is the possibility of building a large storage room or, for those who wish to carry out a more ambitious renovation, creating a separate apartment of the same size as the floor of the house, significantly increasing the space and value of the property. A property with an excellent location, comfort, and great potential, perfect as a primary residence, vacation home, or investment.

**Orientation**

✓ West

**Pool**

✓ Communal

**Climate Control**

✓ Air Conditioning

**Features**

✓ Private Terrace

**Garden**

✓ Communal

**Parking**

✓ Private















