

**Sales - House - Reserva de Marbella**  
**310.000€**

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**Ref.-ID: R4870147**

**Reserva de Marbella**

**House**

**Community: 3,000 EUR / year**

**IBI: 412 EUR / year**



**2**



**2**



**74 m2**

Move-in ready townhouse located in a 4-star aparthotel near Marbella and the picturesque harbor of Cabopino with stunning beaches. Enjoy the hotel's amenities year-round, including a heated indoor pool, jacuzzi, sauna, two outdoor pools, gym, bar-restaurant, children's playground, and 24-hour reception. This southwest-facing property offers 2 bedrooms, 2 bathrooms, a living room, and three spacious terraces where you can enjoy the sun all day long. It is an excellent investment opportunity with a proven rental history! As an owner visiting the park, you receive a 20% discount on food and drinks at the park's restaurant. Layout: Living room with modern amenities. Fully equipped kitchen with new appliances, including an induction hob, fridge, microwave, oven, and dishwasher. Bedroom 1 is located on the ground floor and has an en-suite bathroom. Bedroom 2 on the first floor has a spacious rooftop terrace with sea views and an en-suite bathroom. Three terraces: one at the front, one at the back with direct access to the parking lot, and a large terrace by the master bedroom. The house is fully equipped with new beds (180x200 and 2x 80x200), a large fridge, TV, garden furniture, and extra storage spaces. It includes kitchenware, bedding, and a remotely operated key box. Monthly service costs are €250, covering maintenance and use of communal areas, pools, and gym. Additionally, you receive a 20% discount at the restaurant when you're present. Own 5G internet connection. Optionally, the existing rental website can be taken over.

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| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Close To Golf</li> <li>✓ Close To Shops</li> <li>✓ Close To Schools</li> <li>✓ Urbanisation</li> </ul> <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Solarium</li> <li>✓ WiFi</li> <li>✓ Gym</li> <li>✓ Sauna</li> <li>✓ Games Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Marble Flooring</li> <li>✓ Bar</li> <li>✓ Barbeque</li> <li>✓ Double Glazing</li> <li>✓ 24 Hour Reception</li> <li>✓ Restaurant On Site</li> <li>✓ Near Church</li> <li>✓ Fiber Optic</li> </ul> <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> </ul> | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South West</li> </ul> <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Fully Furnished</li> </ul> <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Holiday Homes</li> <li>✓ Investment</li> <li>✓ Resale</li> </ul> | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Good</li> </ul> <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul> | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Indoor</li> <li>✓ Heated</li> <li>✓ Children`s Pool</li> </ul> <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul> | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> </ul> <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Entry Phone</li> <li>✓ 24 Hour Security</li> </ul> | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Urban</li> <li>✓ Forest</li> <li>✓ Street</li> </ul> <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Open</li> <li>✓ Street</li> <li>✓ More Than One</li> </ul> |
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