



**Spacious townhouse for sale in a gated beachfront complex on the east side of Marbella**

Marbella Area

🏠 House - 🏠 Built 163 m<sup>2</sup> 🏠 Terrace 45 m<sup>2</sup> 🛋️ 4 🚿 2 # Ref. 197000

🏠 995.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## Four-bedroom beachfront property for sale east of Marbella center

### HIGHLIGHTS

- Gated beachfront complex.
- Terrace adjoining the private garden and communal pool.
- 4 bedrooms, 2+1 bathrooms.
- Excellent rental potential.

### THE LOCATION

**Located in a secure, gated beachfront community with direct beach access.**

**This stretch of coastline consists of fine sandy beaches, gently sloping into the sea with a small row of dunes and dotted with charming beach restaurants.**

Just a 5- to 10-minute drive from Marbella center and La Cañada shopping center.

On the outskirts of the community is a commercial center with a supermarket, restaurants, a tennis club, and a school.

Malaga International Airport is only a 30- to 35-minute drive away.

Residents of the community enjoy communal gardens and a swimming pool.

### THE TOWNHOUSE

#### In figures:

Built area: 163m<sup>2</sup>  
Terrace area: 45m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 2  
Guest toilet  
2 floors

#### Description:

**Spacious townhouse with great potential, which, thanks to a thorough renovation, can be transformed into an exceptional investment opportunity.**

**Southwest-facing.**

Covered terrace opening onto a **private garden**.

The living room features a TV lounge and opens onto the outdoor area.

Separate, fully equipped kitchen.

**4 bedrooms, 2 bathrooms, and separate toilet.**

Marble floors.

Storage room.

2 parking spaces.

Other features:

Air conditioning.

Fireplace.

Built-in wardrobes.

Double glazing.

Awnings.

Alarm system.

Telecom.



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