



## TOWNHOUSE WITH 3 BEDROOMS

📍 Marbella

**REF# R4765828 – 450.000€**

IBI

866 €/YEAR

Garbage

46 €/YEAR



3

Beds



2

Baths



210 m<sup>2</sup>

Built



100 m<sup>2</sup>

Terrace

**EXCLUSIVE PROPERTY!!!** unique opportunity in the heart of Marbella. This spectacular semi-detached house/chalet offers an unbeatable location, just a few meters from the beach and the fishing port of Marbella. Surrounded by amenities, shops, restaurants and bars, this property is ideal for those looking for comfort and quality of life.

The property consists of three properties in one: a spacious 141m<sup>2</sup> flat, a separate studio apartment and a commercial premises of 25m<sup>2</sup>. The main floor has a spacious kitchen, two bedrooms, a complete bathroom and a living-dining room with fireplace that gives access to large terraces, perfect for enjoying the Mediterranean climate. The terrace also has a barbecue area and several storage rooms.

The studio, located on the mezzanine floor, includes a bedroom, a complete bathroom and a living room, offering the possibility of obtaining additional profitability. In addition, the 44m<sup>2</sup> enclosed garage provides ample space for parking and storage.

Features include an elegant marble staircase, electric shutters in the living room with remote control and an armoured door for added security. The property pays no community fees and has an annual IBI of 866€ and an annual rubbish IBI of 46€.

Built in 1977 and in a good state of conservation, this East and West facing house offers an excellent opportunity for both living and investment. This jewel in the centre of Marbella is a safe and profitable investment, don't miss the opportunity to visit it!

For more information or to arrange a viewing, please do not hesitate to contact us, your new home in Marbella awaits you!





