

**Sales - House - Cabopino**  
**574.950€**

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**Ref.-ID: R5107501**

**Cabopino**

**House**

**IBI: 316 EUR / year**

**Rubbish: 92 EUR / year**



**3**



**3**



**157 m2**

A very rare opportunity to invest in a beautifully-appointed, south-west-facing townhouse in Las Lomas de Cabopino; a very popular, gated-community of preferred location in Marbella East, only 5-minutes' drive from some of the Costa del Sol's best marina, beaches and protected sand dunes of Cabopino and Elviria. This highly-desirable 3-bedroom, 2,5-bathroom townhouse is located in a tranquil and well-maintained community with two large swimming pools, one of which is designed for more serious swimmers. Situated in the middle of the urbanisation and close to one of the two, very large, communal swimming pools, this property is accessible from its private, underground garage off the sweeping driveway, as well as from the spacious, double-terraces on the ground-floor. A percentage of the underground garage could easily be converted to an additional room/office/etc., and still leave sufficient space for a car to park in, if desired. Front-of-house boasts a gated entrance onto one of the large terraces, which enjoys afternoon and evening sun, with plenty of privacy and space for furnishing options. Inside the property, which has a notable abundance of natural light throughout, there is an enclosed fully-fitted kitchen opposite a cloakroom, which leads on to the large dining and living room, with working fireplace and quality marble-flooring. Large terrace doors slide open onto the larger terrace which enjoys morning sun, equipped with its outdoor chillout and bbq area, all covered with new, sliding sunshades, making the space perfect for relaxation, entertaining and alfresco dining. On the first-floor are 3 double bedrooms, all with attractive Juliet balconies, plus 2 bathrooms, of which one is en suite. This level leads up onto the ample rooftop solarium, which benefits from southerly sea views, all-day sun, and partial views of la Concha mountain. This useful terrace has an electricity and water supply for complete outdoor living, and watching the sun go down over the coastline towards Gibraltar from its south-west orientation. This townhouse is equipped with a monitored security alarm system, an integrated air-conditioning system with zonal controls, and a high-speed fibre-optic internet connection. This community is renowned for its high-quality surroundings, tranquil location, and convenient accessibility, within easy-walking distance to a local shop, bar and restaurant. All this is just a 12-minutes' walk to the port of Cabopino with its array of restaurants and bars, making it a perfect choice for those seeking a holiday home, or all-year round living. 15-minutes from Marbella Centro and 30-minutes from Málaga International Airport. Viewing is highly recommended.

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Golf</li><li>✓ Close To Port</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Forest</li><li>✓ Urbanisation</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✓ South West</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ Good</li></ul>	<b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>	<b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Garden</li><li>✓ Pool</li><li>✓ Courtyard</li></ul>
<b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Fitted Wardrobes</li><li>✓ Private Terrace</li><li>✓ Storage Room</li><li>✓ Utility Room</li><li>✓ Ensuite Bathroom</li><li>✓ Basement</li></ul>	<b>Furniture</b> <ul style="list-style-type: none"><li>✓ Fully Furnished</li></ul>	<b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>	<b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li><li>✓ Private</li></ul>	<b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✓ Underground</li><li>✓ Garage</li></ul>
<b>Category</b> <ul style="list-style-type: none"><li>✓ Resale</li></ul>					