EK
ARBAT ESTATES

Sales - House - Reserva de Marbella

359.000€

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Ref.-ID: R5254966 | **Reserva de Marbella** | **House**

Community: 960 EUR / year | **IBI: 414 EUR / year** | **Rubbish: 185 EUR / year** | **3** | **3** | **120 m2**

TOURIST LICENCE IN PLACE !! Magnificent townhouse in La Reserva de Marbella, one of the most sought-after residential areas in eastern Marbella thanks to its tranquility, natural surroundings, and excellent access to some of the finest beaches along the coast. The property is distributed over three floors and stands out for its versatility, brightness, and south-facing orientation: On the ground floor, with independent access from the main entrance, there is a self-contained apartment space, ideal for generating rental income through holiday lets (it holds a valid tourist license) or for accommodating family and guests. This level features one bedroom, a fully renovated bathroom, and a pleasant south-facing sunny patio—perfect for enjoying the Costa del Sol's privileged climate all year round. The first floor comprises the main living area of the home: a bright living room, a functional kitchen, a guest toilet, and one bedroom with an en-suite bathroom. From the living room, there is access to a cozy covered terrace, ideal for outdoor dining or relaxing. On the second floor, you will find an additional bedroom, a full bathroom, and a private terrace with sea views—an added value that brings exclusivity and charm to the property. The house offers convenient parking directly in front of the entrance and is located within a well-maintained residential complex featuring a communal swimming pool, gardens, and green areas, all set in a very peaceful and residential environment. La Reserva de Marbella and the Cabopino Area La Reserva de Marbella is a well-established residential area in eastern Marbella, surrounded by nature and pine forests, ensuring privacy and a relaxed atmosphere, away from the bustle of the town center yet perfectly connected. Just a few minutes away lies Cabopino, one of the most highly regarded areas on the coast, known for its exclusive character and protected natural surroundings. Among its main attractions are: Cabopino Marina, with its restaurants, terraces, and nautical atmosphere. The Artola Dunes, a protected natural area featuring wooden walkways and wide sandy beaches. Some of the most beautiful and less crowded beaches in Marbella. Cabopino Golf course, ideal for golf enthusiasts. The area combines nature, beach, and services, including supermarkets, international schools, restaurants, and easy access to the A-7 motorway, which connects to Marbella town center within minutes and to Málaga International Airport in approximately 30 minutes.

Setting
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Urbanisation

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Sea Views
- ✔ Urban Views
- ✔ Street Views

Features
- ✔ Covered Terrace
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Guest Apartment
- ✔ Ensuite Bathroom

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Parking
- ✔ Open Parking
- ✔ Street Parking

Utilities
- ✔ Electricity

Category
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale