

**Sales - House - Reserva de Marbella**  
**399.995€**

**www.arbatstates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatstates.com**



**Ref.-ID: R5361907**

**Reserva de Marbella**

**House**

**Community: 960 EUR / year**

**IBI: 454 EUR / year**

**Rubbish: 186 EUR / year**



**3**



**3**



**85 m2**

Stylish Renovated Townhouse with Guest Apartment Near Beach Set on the border of Reserva de Marbella and Cabopino, this fully renovated townhouse is in a prime location within easy walking distance to local amenities and one of the best beaches on the Costa del Sol. The home benefits from sea views, multiple terraces, and is in key ready condition to move in. The main living level features a spacious lounge with an open-plan kitchen complete with a central island. This floor also includes a guest toilet and direct access to a private terrace with sea views. Upstairs, there are two double bedrooms and a full bathroom, along with access to a large upper terrace designed for outdoor living, offering both sea and golf views, barbecue area and a bioclimatic pergola for flexible shade and sun. On the lower level, the property includes a versatile guest apartment with its own entrance, kitchenette, and guest toilet, currently used as a beauty salon but easily converted into a fully self-contained unit by adding a shower. Additional features include a communal swimming pool, low community fees, and off-road parking. Presented in excellent condition, this is a key-ready home in a highly desirable Marbella location. Summary: Prime location near Cabopino beach and local amenities Fully renovated and move-in ready condition Open-plan living area with modern kitchen and island Two double bedrooms and one full bathroom upstairs Large upper terrace with sea, golf views and BBQ area Lower-level guest apartment with independent access Communal pool, low fees, and off-road parking available

- |   |   |   |  |   |  |
|---|---|---|--|---|--|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Shops</li><li>✓ Urbanisation</li></ul>  | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South East</li></ul>   | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li><li>✓ Recently Renovated</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>✓ Golf</li></ul>                        |
| <b>Features</b> <ul style="list-style-type: none"><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Double Glazing</li><li>✓ Fiber Optic</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Part 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></ul> | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>                  | <b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ Drinkable Water</li></ul> |
| <b>Category</b> <ul style="list-style-type: none"><li>✓ Resale</li></ul>  |   |   |  |   |  |