

## Town House for sale in Reserva de Marbella, Costa del Sol

2 Bedrooms | 2 Bathrooms | 74 m<sup>2</sup> Interior | 28 m<sup>2</sup> Terraces | **Garden** Yes | **Pool** Yes  
€ 412 IBI | € 3,000 Community fees



### Property Description

Move-in ready townhouse located in a 4-star aparthotel near Marbella and the picturesque harbor of Cabopino with stunning beaches. Enjoy the hotel's amenities year-round, including a heated indoor pool, jacuzzi, sauna, two outdoor pools, gym, bar-restaurant, children's playground, and 24-hour reception. This southwest-facing property offers 2 bedrooms, 2 bathrooms, a living room, and three spacious terraces where you can enjoy the sun all day long. It is an excellent investment opportunity with a proven rental history! As an owner visiting the park, you receive a 20% discount on food and drinks at the park's restaurant.

#### Layout:

Living room with modern amenities.

Fully equipped kitchen with new appliances, including an induction hob, fridge, microwave, oven, and dishwasher.

Bedroom 1 is located on the ground floor and has an en-suite bathroom.

Bedroom 2 on the first floor has a spacious rooftop terrace with sea views and an en-suite

bathroom.

Three terraces: one at the front, one at the back with direct access to the parking lot, and a large terrace by the master bedroom.

The house is fully equipped with new beds (180x200 and 2x 80x200), a large fridge, TV, garden furniture, and extra storage spaces. It includes kitchenware, bedding, and a remotely operated key box. Monthly service costs are €250, covering maintenance and use of communal areas, pools, and gym. Additionally, you receive a 20% discount at the restaurant when you're present. Own 5G internet connection. Optionally, the existing rental website can be taken over.

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