

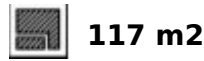
## Sales - House - Marbella

# 435.000€

Marbella

House

IBI: 515 EUR / year



**\*\*Excellent opportunity for investors\*\*** townhouse in the very heart of Marbella Centro, just a 7-minute walk from the traditional Plaza de los Naranjos and the old town of Marbella. The area is surrounded by shops and restaurants, and from the rooftop terrace, you can admire a beautiful view of the sea, mountains, and the old town of Marbella. The townhouse has 3 bedrooms, 3 bathrooms, a living room with an American kitchen, a covered terrace, 2 balconies, and a spectacular solarium with views of the sea and mountains. The townhouse is perfect for investment as it is divided into 3 apartments - each with a kitchen, and on the third floor, there is space for an additional bedroom where another rental apartment can be created. This townhouse has been completely renovated, including electricity, plumbing, floors, walls, air conditioning, bathrooms, kitchen, and terraces. It is ideal for investors, as it can be rented out as a whole townhouse or as individual apartments (all with independent kitchens, separate access to each unit, and maximum privacy for tenants). It has Rental Licenses Available. Easy parking is available in the area, in a free parking zone.

### Setting

- ✓ Town
- ✓ Commercial Area
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools

### Views

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic
- ✓ Garden

### Security

- ✓ Alarm System

### Orientation

- ✓ East
- ✓ West

### Features

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Barbeque
- ✓ Double Glazing

### Category

- ✓ Holiday Homes
- ✓ Investment

### Condition

- ✓ Excellent
- ✓ Good
- ✓ Recently Renovated
- ✓ Recently Refurbished

### Furniture

- ✓ Fully Furnished

### Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C

### Kitchen

- ✓ Fully Fitted





























