



## Townhouse for sale in Marbella, Marbella

699.000 €

Referencia: R5003200    Dormitorios: 2    Baños: 3    Construido: 226m<sup>2</sup>    Terraza: 83m<sup>2</sup>







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## Costa del Sol, Nagüeles

Townhouse Ideal for Airbnb - High Demand Profitability in Marbella. Semi-detached villa located in the exclusive area of Marbella's golden mile Nagüeles. The property is distributed over four levels, offering ample and versatile space to suit all your needs. As you enter the ground floor, you are greeted by a cosy living-dining room, ideal for family gatherings and relaxing moments. A guest toilet is also located on this floor, providing comfort and functionality. The modern and fully equipped kitchen opens onto one of the two spacious terraces, perfect for outdoor dining and enjoying the Mediterranean climate. Going up to the first floor, you will discover two bright bedrooms, each with its own en-suite bathroom. The master bedroom features a luxurious Jacuzzi, offering a private space for relaxation and comfort. The solarium, on the upper level, is fully equipped and offers 360° panoramic views of the mountains and the sea. In addition, there is the possibility of extending this space to build a third bedroom, an option already approved by the community. The basement is a versatile space with an English patio that allows in natural light. This level is ideal to be used as an office, games room, gym or even a bar, adapting to your needs and lifestyle. The property includes two underground parking spaces with direct access to the property, with the possibility of closing them completely for greater security and privacy. The community is quiet and peaceful. Contact us today for more information and to schedule a viewing! Ideal for tourist rental with high profitability. In compliance with Decree 218/2005, of October 11, which approves the Consumer Information Regulations for the purchase and sale of homes in Andalusia, the client is informed that notary and registry fees, applicable taxes (ITP or VAT + AJD) and other expenses inherent to the purchase are not included in the price.



## Características:

### Características

Terraza Cubierta  
Terraza Privada  
Baño En-Suite  
Suelos de Mármol  
Doble acristalamiento  
Armarios Empotrados  
Solario  
Paddle Tennis  
Jacuzzi

### Vistas

Vistas a Montaña  
Vistas a Jardín  
Vistas a Piscina

### Piscina

Piscina Comunitaria  
Children`s Pool

### Jardin

Jardín Comunitario

### Orientación

Sur  
Orientación Suroeste

### Posición

Cerca de Golf  
Urbanización  
Cerca de Ciudad  
Cerca de Colegios

### Muebles

Sin Amueblar

### Seguridad

Recinto Cerrado  
Portero Automático

### Climatización

Aire Acondicionado

### Estado

Buen estado de conservación

### Cocina

Cocina Equipada

### Aparcamiento

Párking Subterráneo  
Párking Privado