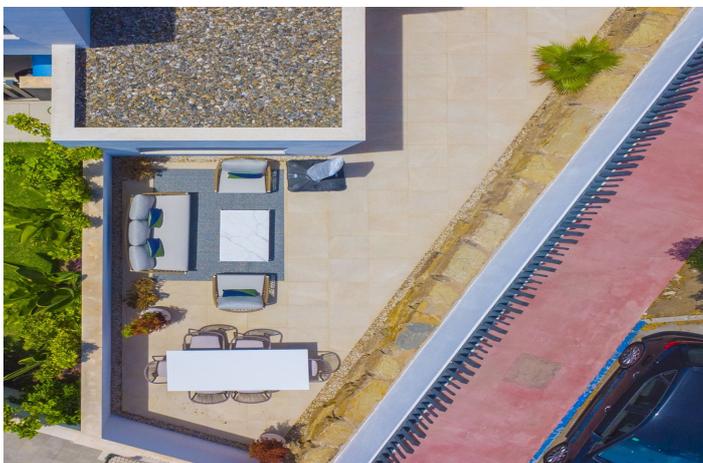
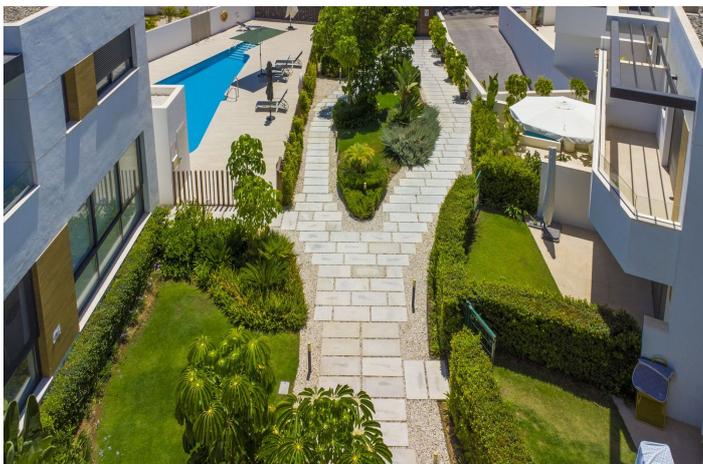
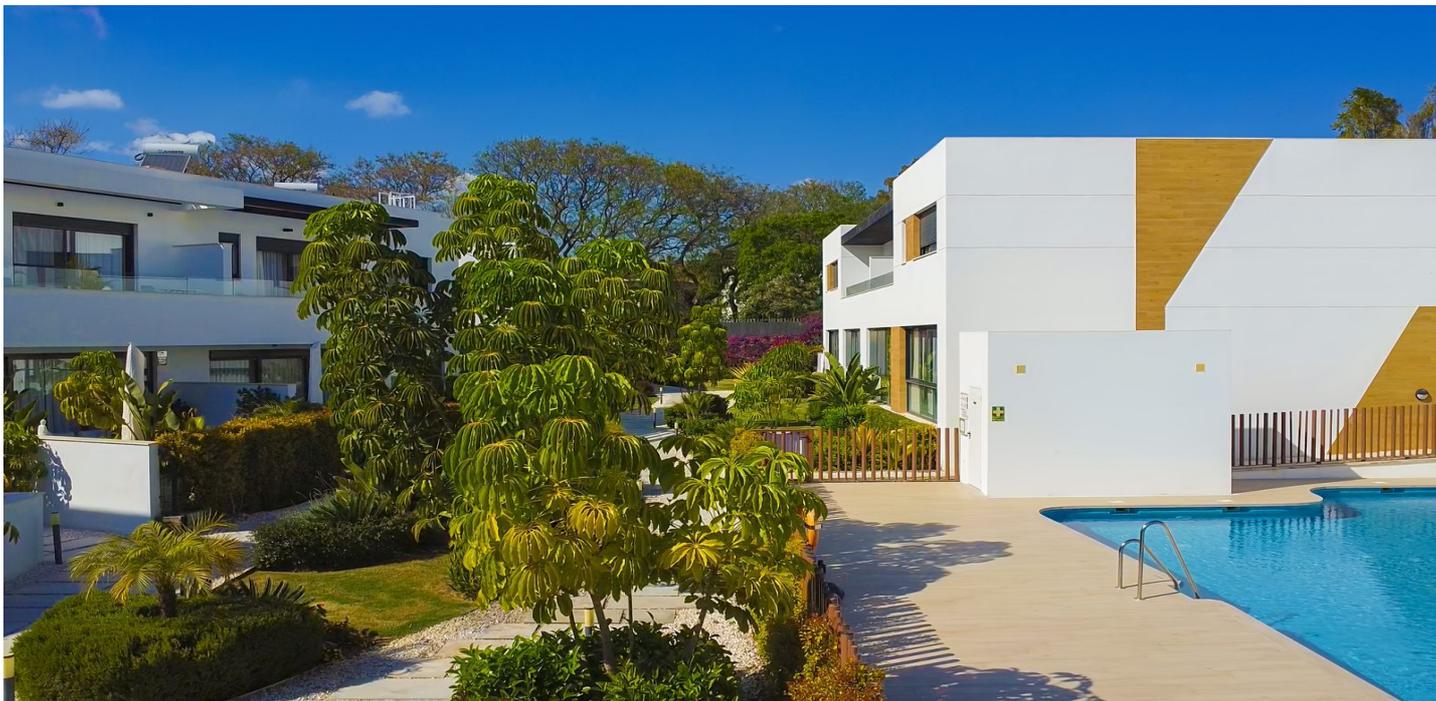




# Stadthaus zum Verkauf in Marbella, Marbella

940.000 €

Referenz: R5329864 Schlafzimmer: 4 Badezimmer: 3 Garten: 177m<sup>2</sup> Terrasse: 59m<sup>2</sup>





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## Costa del Sol, Marbella

Magnificent brand-new corner townhouse, ready to move in and offering rental yield, located in Marein Village, Los Naranjos, Marbella.

An unbeatable opportunity just 2.4 km from Puerto Banús, situated only a few metres from the prestigious Aloha College, Manolo Santana Racquets Club, and Mercadona.

The luxury townhouse offers 177.5 sqm distributed over two floors, along with 59.10 sqm of private garden area. It has been fully decorated and furnished by the prestigious interior design company La Albaida.

The property features 4 bedrooms and 3 bathrooms, as well as a magnificent private terrace, wonderful communal areas with a swimming pool, and a covered parking space. Everything has been designed to enjoy peaceful living with family or friends.

### SALE PRICE

€940,000, including designer furniture valued at approximately €60,000.

### YIELD

The property offers an annual rental yield of 4.85%.

### DETAILS

#### Location:

Marein Village is a modern development of townhouses. The homes have been designed to create functional and contemporary living spaces, where every detail has been carefully considered to offer comfort, exclusivity, and high-quality materials.

Availability: Immediate.

Contract duration: 8.5 months.

Mandatory term: Renewable for periods of 8.5 months.

Guarantee: 3 months' deposit.

Payment: In advance.

### PROPERTY LAYOUT

#### Bedroom 1

Bright master suite located on the first floor, featuring a king-size bed, built-in wardrobe, and en-suite bathroom.

#### Bedroom 2



Double bedroom with a king-size bed and wardrobe, located on the first floor.

#### Bedroom 3

Double bedroom with two single beds and a wardrobe, located on the first floor.

#### Bedroom 4

Double bedroom with two single beds and a wardrobe, located on the ground floor.



## Eigenschaften:

### Merkmale

Private Terrasse  
Satellitenfernsehen  
Badezimmer  
Einstellungsschränke  
W-lan  
Grill

### Einstellung

In der Nähe von Golf  
In der Nähe des Hafens  
Urbanisierung  
In der Nähe von Schulen  
In der Nähe von Marina

### Möbel

Voll eingerichtet

### Sicherheit

Gated Complex  
Alarmanlage  
Eingabetelefon

### Kategorie

Ferienhäuser  
Investition  
Golf  
Luxus

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.

### Zustand

Exzellent  
Kürzlich renoviert  
Kürzlich renoviert

### Küche

Küchenlehre

### Parken

Unterirdisch  
Garage  
Gemeinschaft

### Ansichten

Garten

### Pool

Gemeinschaft

### Garten

Gemeinschaft

### Versorgungsunternehmen

Strom  
Trinkbares Wasser