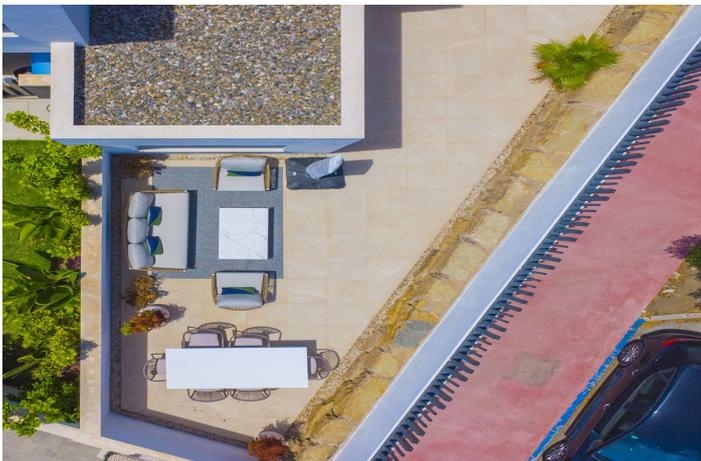




# Geschakelde Woning te koop in Marbella, Marbella Central

940.000 €

Referentie: R5329864 Slaapkamers: 4 Badkamers: 3 Perceelgrootte: 177m<sup>2</sup> Terras: 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.



## Kenmerken:

### Extra's

Privé Terras  
Satelliet TV  
Ensuite badkamer  
Inbouwkasten  
WiFi  
Barbecue

### Ligging

Dichtbij golfbaan  
Dichtbij haven  
Urbanisatie  
Dichtbij scholen  
Dichtbij jachthaven

### Meubilering

Volledig gemeubileerd

### Beveiliging

Omheind complex  
Alarmsysteem  
Deurbel met intercom

### Categorie

Vakantiehuis  
Investering  
Golf  
Luxe

### Klimaatbeheersing

Airconditioning  
Koude A/C  
Warme A/C

### Huidige Staat

Uitstekende conditie  
Onlangs gerenoveerd  
Onlangs gerenoveerd

### Keuken

Kitchen-Lounge

### Parkeergelegenheid

ondergrondse parkeergarage  
garage  
Gemeenschappelijk Parking

### Uitzicht

Garden Views

### Zwembad

Gemeenschappelijk zwembad

### Tuin

gemeenschappelijke tuin

### Voorzieningen

Elektriciteit  
Drinkwater