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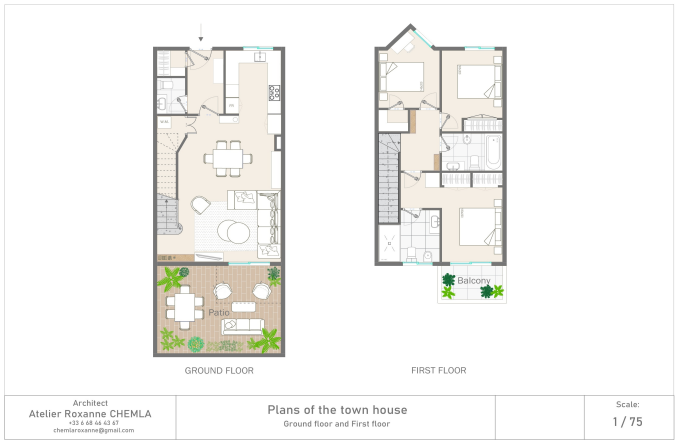
Townhouse for sale in Marbella, Marbella

650,000 €

Reference: 883-00241P **Bedrooms:** 3 **Bathrooms:** 2 **Plot Size:** 84m^2 **Build Size:** 101m^2 **Terrace:** 30m^2











Costa del Sol, Marbella

Barefoot to the beach. A beautifully renovated three bedroom townhouse in beachside Costabella Beach, Marbella East, offering an exceptional combination of coastal living, family friendly surroundings, excellent schools, everyday amenities and easy access to Marbella.

Just approximately 300 metres from the beach, the property offers 101 m² of built space on an 84 m² plot, with approximately 30 m² of terrace and private outdoor space.

Located in La Reserva de Alvarito, an established gated residential community on Avenida Andasol, the property enjoys a peaceful residential setting while being close to the Mediterranean coastline and the many amenities that make this part of Marbella East particularly popular with families and international residents.

The location is one of the property's greatest advantages. The sandy beaches of Costabella and Marbella East are within an easy walk, with a choice of beach restaurants and chiringuitos along the coastline. Supermarkets, pharmacy, medical services, cafés and other everyday facilities are also close by, making this a location where many daily requirements can be reached without relying on a long drive.

For families, the area is particularly attractive due to its established residential character and access to a number of well regarded Spanish, bilingual and international schools. The English International College is nearby, while Colegio Alborán in Ricmar and Attendis Las Chapas are also within easy reach. The German School in La Mairena is accessible from the coast and offers school transport.

The community is designed for relaxed family living, with mature landscaped gardens, a large communal swimming pool, children's play areas and communal outdoor spaces within the gated grounds. Residents' parking is available within the community.

The townhouse has been thoughtfully renovated by the current owners. The entrance has been adapted to create a useful private hallway with space for coats and shoes, together with a beautifully refitted guest cloakroom.

The bright main living area features high quality porcelain flooring and opens directly onto the private ground floor patio. Finished with wood effect porcelain tiles, mature privacy planting and an automated electric retractable awning, the patio provides an attractive outdoor extension of the living space for dining, entertaining or relaxing throughout much of the year.

The fully fitted kitchen features contemporary cabinetry, generous storage, Bosch appliances and an induction hob. There is useful additional storage beneath the stairs together with a dedicated utility area housing the washing machine and dryer.

For year round comfort, the property benefits from an eco pellet stove and individual hot and cold air conditioning units in the main rooms.

Upstairs are three spacious double bedrooms, all with fitted wardrobes. The principal bedroom has generous built in storage, a modern en suite bathroom with walk in non slip shower and direct access to a private upper terrace overlooking the garden patio.

The second bedroom has a Juliet balcony overlooking the peaceful residential surroundings, while the third bedroom benefits from large wall to wall sliding windows providing excellent natural light. Additional features include integrated mosquito screens, security shutters and security grilles to selected windows and patio doors.

The private outdoor space is complemented by the community's mature gardens and swimming pool, creating an excellent balance between having your own terrace and enjoying larger communal facilities.

The location also appeals strongly to golf enthusiasts. Santa María Golf & Country Club in Elviria and Santa Clara Golf Marbella are both within easy reach, with further golf courses available throughout the Marbella area.

This is a rare opportunity to own a beautifully renovated beachside townhouse in Costabella, offering a practical family home within walking distance of the beach, schools, amenities and the Mediterranean lifestyle.

Key features

Renovated three bedroom townhouse
Approximately 300 metres from the beach
Southwest orientation
Private garden and outdoor space
Communal swimming pool
Gated residential community
Close to Spanish, bilingual and international schools
Close to supermarkets and everyday amenities
Easy access to Marbella
Near golf courses
Ideal as a permanent family home or second residence

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Features:

Features
Covered Terrace
Private Terrace
Storage Room
Double Glazing
Fitted Wardrobes
CloseToRestaurants
Balcony
SecurityEntrance
LivingRoom
UncoveredTerrace
Beachside
TransportNear
AmenitiesNear
GuestToilet
Bars
InternetWifi
SurveillanceCameras
SecurityShutters
ElectricBlinds
WoodenFloors
Unfurnished
RecentlyRenovatedRefurbished
Telephone
WaterTank
kitchenette
GroundFloorPatio
MatureJardens
MainsElectricitySupply
MainsWaterSupply

Climate Control
Air Conditioning

Views
Garden
Urban

Setting
Close To Golf
Close To Sea
Close To Shops
Close To Town
Close To Schools

Condition
Excellent

Kitchen
Fully Fitted

Security
Gated Complex