+34 604 489 646
info@luxury-realty.com
luxury-realty.com



ARTOLA

■■■■■■■■ ■ Artola

599 000 €

■■■■■■■■ R5527435

4

■■■■■■■

178 m²

■■■■■■■













■■■■■■■■

TOURIST RENTAL INVESTMENT OPPORTUNITY – PRICE REDUCTION! **Elegant 4-Bedroom Townhouse with Spectacular Rooftop Solarium in the Prestigious Artola Area, Marbella** **NEW PRICE: €599,000** An exceptional investment opportunity, benefiting from an existing tourist rental licence and an established holiday rental history. This elegant residence combines attractive investment potential with the privilege of owning a property in one of Marbella East's most desirable residential locations. Nestled in the prestigious and peaceful enclave of Artola, this elegant four-bedroom townhouse offers a perfect blend of generous living spaces, contemporary comfort and refined Mediterranean living. Surrounded by natural beauty and just moments from Marbella's finest beaches, renowned golf courses and exclusive amenities, this property presents a unique opportunity to enjoy one of the most sought-after locations on the Costa del Sol. Offering 178 m² of beautifully proportioned living space, the residence has been thoughtfully designed to maximise natural light and create a seamless connection between its elegant interiors and inviting outdoor areas. The property features four spacious bedrooms, three stylish bathrooms and a guest cloakroom, making it equally suited as a permanent residence, sophisticated holiday retreat or attractive investment opportunity. The heart of the home is its bright and welcoming living and dining area, which opens directly onto a delightful private terrace. An idyllic setting for leisurely breakfasts in the sunshine, elegant al fresco dining or simply relaxing throughout the year. A practical, well-appointed kitchen complements the home's thoughtfully designed layout. The true highlight of this exceptional residence is its spectacular private rooftop solarium, an exclusive outdoor sanctuary designed to embrace Marbella's privileged climate. Complete with a barbecue area and captivating open views, this remarkable space provides the perfect setting for entertaining family and friends, enjoying unforgettable sunsets or unwinding in complete privacy. The property also benefits from a private garage, offering both convenience and security. Set within a beautifully maintained residential community, residents enjoy access to lush landscaped gardens and a magnificent communal swimming pool, creating a peaceful and elegant resort-style environment. Perfectly positioned in one of Marbella East's most desirable locations, Artola is renowned for its protected natural dunes, golden sandy beaches, the picturesque Cabopino Marina and its proximity to prestigious golf courses. Excellent restaurants, international schools and essential amenities are all within easy reach, offering an exceptional balance of tranquillity and convenience. With its existing tourist rental licence and established holiday rental history, this property represents a compelling opportunity for buyers looking to combine personal enjoyment with holiday rental potential. A residence where timeless elegance, generous living spaces and investment potential come together in an exceptional Mediterranean setting. An extraordinary opportunity for those seeking a sophisticated coastal lifestyle, privacy and ■the ■privilege ■of ■owning a ■home ■in ■one ■of ■Marbella's most ■coveted ■residential areas. **Contact ■us ■to arrange ■a ■private ■viewing ■and discover everything ■this ■exceptional ■property ■has ■to ■offer.**

■■■■■■■

■■■■■■■■	R5527435	■■■■ ■■■■■■■■	■■■■■■■■
■■■■■■■	■■■■■■■■	■■■■■	599 000 €
■■■■■■■■	4	■■■■■■■	■■ ■■■■■■■■
■■■■■■■■	178 m²	■■■■■■■■	–
■■■■■■■■	–	■■■■■■■■■	■■ ■■■■■■■■

■■■■■■■■■■■■■■■■

■■■■■■■■, ■■■■■■■■■■■■, ■■■■ ■■ ■■■■■, ■■■■ ■■ ■■■■■, ■■■■■■■■ ■■■■, ■■■■■■■■■

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio
Tembo, 23
29660 Marbella