

Townhouse for sale in Artola, Costa del Sol

5 Bedrooms | 4 Bathrooms | 152 m² Interior | 137 m² Terraces | **Garage** Yes | **Pool** Yes
€ 1,010 IBI | € 184 Rubish tax | € 1,320 Community fees



Property Description

Discover the privilege of living in Artola Alta, one of the most exclusive and highly sought-after residential destinations in East Marbella. This magnificent property, boasting 152 sqm of built area and 137 sqm of terraces, offers the perfect blend of tranquility, privacy, and a strategic location: just a 15-minute walk from the idyllic natural dunes of Artola and the vibrant Cabopino Marina, renowned for its family-friendly atmosphere and excellent dining scene. Furthermore, it is situated just a 3-minute drive from the Cabopino Golf Club, 5 minutes from Elviria, 15 minutes from Marbella city center, 20 minutes from Puerto Banús and 20 minutes from Malaga airport.

The exclusive urbanization stands out for its peaceful setting and features a communal swimming pool surrounded by maintained grounds located front line golf.

The true heart of this home is its spectacular, fully renovated solarium. Designed for those who appreciate the finer things in life, it features a bioclimatic pergola, a BBQ area with direct views overlooking the golf course, and brand-new, high-quality Scandinavian-style dining and lounge furniture.

This sublime space, combined with the rest of the 137 sqm of outdoor areas, invites you to enjoy al-fresco dining and unforgettable evenings under the Marbella sky, with the sea and mountains as your backdrop.

The property is newly painted throughout and features elegant marble flooring across its main levels, distributed over 4 perfectly optimized floors:

- **Entrance Level:** Features a private garage and a technical area equipped with a centralized hot/cold air conditioning system with independent controls for each floor to ensure maximum thermal comfort.
- **Main Floor:** Offers a guest toilet, a separate kitchen equipped with Bosch appliances and a practical serving hatch connecting to the dining area, and a bright living room enhanced by a cozy fireplace. The living area opens up directly onto a covered terrace overlooking the golf course and a private backyard patio.
- **First Floor (Sleeping Area):** Accommodates 2 large bedrooms, both with en-suite bathrooms. One bedroom faces the street, while the other overlooks the golf course and provides direct access to the solarium above.
- **Lower Ground Floor (Multipurpose Space):** A large entertainment zone that includes 2 bedrooms with natural light from windows, a full bathroom with a shower, and a very spacious multi use area that can be easily customized into a private gym, home cinema, storage room, or a large additional bedroom according to your needs.

This property represents a unique opportunity in an ideal setting, perfect either as a permanent residence or as a prime holiday destination to enjoy your vacations on the Costa del Sol. Furthermore, as it already holds a Tourist License, it stands as an excellent investment with high rental yield potential guaranteed from day one.

A truly unique opportunity that you should not miss out on visiting. Contact us today to arrange your private viewing.