



Reference: **R2626067** Location: **Puerto de Cabopino**

Description: RESERVED 18 July 2016

REDUCED BY €20,000 FOR A QUICK SALE.

Situated right in the heart of the pretty and tranquil port of Cabopino and offering fabulous views of the Port, beach and sea from it's unrivaled elevated position, this unique 2 bed duplex corner property would make an ideal holiday home and or rental investment.

Bright and spacious throughout with natural light in abundance, this property consists of 2 large double bedrooms over 2 floors, the master up stairs being en suite and having it's own private terrace and giving complete privacy to it's occupants.

On the ground floor through a large vaulted hallway, this opens out to a good sized living room with patio doors leading directly to the main terrace. The kitchen is adjacent to the living room and ideal whilst entertaining. This whole area has an open plan feel to it.

The guest bedroom is to the rear and again offers peace and quiet away from the main living and dining area.

With direct lift access down to the ground floor, the beautifully kept communal gardens and huge pool plus a kiddies pool are just moments away and from the gardens there is direct key coded access to the beach with two beach bars either side and the main port with it's restaurants and bars, less than a minutes walk away.

Marbella and Puerto Banus are less than a 15 minute drive and Malaga Airport, 30 minutes.

For those seeking a rental investment, the owners have gleaned over 26 weeks short term rentals per year ranging from €300pw in the low season to €600pw in the high season such is it's front line beach position and location.

A private underground parking space is included.

A fabulous property in an enviable location and early viewings are highly recommended.

Type: **Middle Floor Apartment** Beds: **2** Baths: **2**

Build Size: **90 m<sup>2</sup>** Terrace: **12 m<sup>2</sup>**

Price: **€ 265,000**

Community Fees: **€ 226 / month** IBI Fees: **€ 940 / year**

Setting: Beachfront, Beachside, Port, Close To Golf, Close To Shops, Close To Sea, Close To Town, Marina, Urbanisation, Front Line Beach Complex

Orientation: South East, South

Condition: Good

Views: Sea, Beach, Port, Panoramic, Pool  
Features: Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, Satellite TV, ADSL / WIFI, Marble Flooring  
Furniture: Optional  
Kitchen: Fully Fitted  
Garden: Communal  
Security: Gated Complex  
Parking: Underground, Covered, Private  
Utilities: Electricity, Drinkable Water, Telephone  
Category: Investment, Reduced, Resale

Reference :

**R2626067 - Pictures**



R2626067 - 1



R2626067 - 2



R2626067 - 3



R2626067 - 4



R2626067 - 5



R2626067 - 6

Reference :

**R2626067 - Pictures**



R2626067 - 7



R2626067 - 8



R2626067 - 9



R2626067 - 10



R2626067 - 11



R2626067 - 12

Reference :

**R2626067 - Pictures**



R2626067 - 13



R2626067 - 14



R2626067 - 15



R2626067 - 16



R2626067 - 17

**INNOVATIVE PROPERTY**  
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