



## Vrijstaande Villa te koop in Marbesa, Marbella

2.585.000 €

Referentie: R5009773 Slaapkamers: 5 Badkamers: 5 Plotgrootte: 755m<sup>2</sup> Perceelgrootte: 296m<sup>2</sup> Terras: 30m<sup>2</sup>





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## Costa del Sol, Marbesa

**OPPORTUNITY - PRICE REDUCED FOR A QUICK SALE** Discover a rare investment in the highly sought-after Marbesa area of Marbella, just 50 meters from the beach and offered at an unbeatable price. This charming villa features 5 spacious bedrooms and 5 bathrooms, a private swimming pool, parking for up to 3 cars, and beautiful panoramic sea views—making it one of the very few second-line beach villas available for under €3 million. The property is ready to move into as it is, ideal for those who want an immediate transition to coastal living without complications. At the same time, it offers exceptional flexibility and huge potential for transformation, whether through small upgrades or a complete luxury renovation project. The current owners have already prepared detailed renovation proposals, floor plans, and cost estimates, giving you a turnkey opportunity to create your dream bespoke villa just steps from the sea. Beyond its lifestyle appeal, the villa also represents an excellent investment with huge rental potential. Thanks to its privileged location and unique features, it can generate a very attractive return on investment, and we have already prepared a comprehensive rental plan to maximize occupancy and profitability. This combination of move-in readiness, renovation potential, and strong rental income makes the villa an extraordinary opportunity. Perfect for lifestyle buyers looking for a family retreat by the sea, or investors aiming to add value and achieve solid returns, the property offers both immediate enjoyment and long-term upside. Located in Marbesa, a relaxed yet vibrant coastal community known for its natural beauty, beachside restaurants, and growing appeal among international buyers, the villa is set in an area with proven capital growth and strong future prospects. Don't miss this rare opportunity to secure a reduced-price villa with sea views in one of Marbella's most desirable locations. Contact us today for further information or to arrange a private viewing.



## Kenmerken:

### Extra's

Overdekt terras  
Nabij vervoer  
Privé Terras  
Satelliet TV  
Berging  
Ensuite badkamer  
Marmeren vloeren  
Dubbele beglazing  
Inbouwkasten  
WiFi  
Bijkeuken  
Barbecue  
Hotelbusje  
Optische vezel  
Access for people with reduced mobility

### Uitzicht

Zeezicht  
Mountain Bekeken  
Weids  
Garden Views  
Pool Bekeken  
uitzicht op het strand

### Zwembad

private Pool

### Tuin

private Garden

### Voorzieningen

Elektriciteit  
Drinkwater  
Telefoon

### Zonorientatie

zuiden

### Ligging

Commerciele omgeving  
Dicht bij strand  
Urbanisatie  
Dichtbij zee  
Dicht bij winkels  
Dichtbij scholen  
Dichtbij bos  
Eerste lijn strandontwikkeling

### Meubilering

Ongemeubileerd

### Beveiliging

24 -uurs beveiliging  
Alarmsysteem  
Elektrische rolluiken  
Deurbel met intercom

### Categorie

Investering  
Koopje  
Aan zee  
Noodzakelijke verkoop  
Luxe  
Bestaande bouw

### Klimaatbeheersing

Airconditioning  
Koude A/C  
Warme A/C

### Huidige Staat

Goede conditie  
Eerlijke voorwaarde  
Renovatie nodig  
Vereist Restauratie

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

garage  
private Parking  
More Than One