



Fristående villa till salu i Nueva Andalucía, Marbella

1 300 000 €

Referens: R5195182 Sovrum: 5 Badrum: 4 Komplott: 420m² Bygga: 224m² Terrass: 50m²





Costa del Sol, Nueva Andalucía

ATTENTION INVESTORS!! HIGH PROVIDED PROFITABILITY

Charm, privacy, and profitability in the heart of Nueva Andalucía.

Located in one of Marbella's most desirable areas, this detached villa combines the comfort of a family home with the appeal of an excellent investment opportunity. Nestled on a quiet street in Nueva Andalucía, within walking distance of shops, schools, restaurants, and just a ten-minute walk from Puerto Banús and the beach, it offers the perfect combination of privacy, convenience, and location.

Distributed on a single floor, the house is practical and very comfortable for everyday living. It has 4 bedrooms—one of them with independent access, ideal for guests, older children, or personal space—as well as an additional space currently used as an office.

It has 3 bathrooms and a guest toilet, a spacious living-dining room with large windows, a glazed gazebo-style terrace, and pleasant outdoor areas with a private pool and an easy-maintenance plot.

Although the property is in very good condition, minor renovations or improvements would significantly increase its value, offering enormous potential for appreciation.

The villa currently operates as a tourist accommodation with a valid license and high verifiable annual returns. The owners offer the option to maintain confirmed reservations until June 2026, allowing the new buyer to enjoy immediate income from day one.

With a multi-car garage, a good layout, and an unbeatable location, this property represents a unique opportunity for those seeking a cozy and functional home in Marbella, as well as for investors who value profitability and the security of their investment.

Don't miss the opportunity to visit it



Funktioner:

Drag	Orientering	Klimatkontroll
Täckt terrass	Söder	Luftkonditionering
Privat terrass	Sydväst	Öppen spis
Förråd		
Monterade garderober		
Miljö	Skick	Slå samman
Nära golf	Bra	Privat
Nära hamnen		
Nära havet		
Nära butiker		
Nära staden		
Nära skolor		
Nära marina		
Möbler	Kök	Trädgård
Fullmöblerad	Fullmonterad	Privat
Säkerhet	Parkering	Kategori
Säker	Underground	Fritidshus
	Garage	Investering
	Privat	Förhandla
	Täckt	Billig
		Lyx
		Återförsäljning