



## Stadthaus zum Verkauf in Guaro, Guaro

307.000 €

Referenz: R5288521 Schlafzimmer: 3 Badezimmer: 3 Garten: 222m<sup>2</sup> Terrasse: 20m<sup>2</sup>





## Sierra de las Nieves, Guaro

Looking for a high-yield property that screams profit potential? This is it! A versatile 220 m<sup>2</sup> gem in the charming village of Guaro, only 30 minutes' drive from the luxury and buzz of Marbella. Forget the "too far" myth—this location delivers the perfect blend: peaceful Andalusian countryside with stunning Sierra de las Nieves views, yet quick access to Costa del Sol beaches, golf, and international demand. Guaro is quietly emerging as a hotspot for savvy investors chasing rural tourism, holiday rentals, and strong appreciation in inland Andalucía, where tourism growth and proximity to Marbella are driving serious returns. Priced at just €307,000, this multi-level property is a blank canvas ready to become a cash-flow powerhouse—with potential for up to 4 floors!

- Ground Floor (Street Level): Former bar now a spacious family gathering area—revive it as a trendy local bar, café, or convert into independent rural apartments. Tap into the booming demand for authentic Andalusian experiences!
- Huge Basement: Massive, versatile space perfect for storage, wine cellar, gym... or expand with additional apartments or even a private wellness area. Double your rental options effortlessly!
- First Floor: Ready-to-use family home or immediate rental unit—bright living room, fully equipped modern kitchen, laundry room, 3 generous bedrooms, and a full bathroom. Ideal for long-term tenants, holiday lets, or your own base while developing.
- Upper Level: Expansive terrace with breathtaking panoramic views over the valley and mountains. Remove the roof and add another full floor for a premium apartment—think luxury suite, extra rental unit, or rooftop oasis!

Why invest in Guaro right now? Andalucía's tourism is exploding—Andalusia saw the fastest growth in foreign visitors in 2025, with strong projections into 2026 driven by sustainable rural escapes and proximity to hotspots like Marbella. Inland villages like Guaro (near Monda, Coín, and Alhaurín el Grande) are gaining traction for rural hotels, B&Bs, and vacation rentals, offering higher yields than saturated coastal zones (often 8-10%+ ROI potential on short-term lets). Property values in the broader Costa del Sol region continue rising sharply, and this spot combines affordability with massive upside—perfect for Airbnb-style complexes, boutique stays, or family retreats. This isn't just a house; it's a smart investment machine in a rising area. Don't miss out—properties with this kind of multi-unit potential at this price point are rare! Ready to turn potential into profits? Contact us today for an exclusive viewing and let's discuss how to maximize your returns in Guaro. €307,000 - 220 m<sup>2</sup> - Huge upside awaits! Call [your contact number] or message now—opportunities like this move fast!



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Private Terrasse  
Lagerraum  
Spielzimmer  
Gastwohnung  
Gästehaus  
In der Nähe der Kirche  
Keller

### Einstellung

Gewerbegebiet  
In der Nähe von Geschäften  
In der Nähe von Schulen  
Land  
Dorf  
Bergpueblo  
In der Nähe des Waldes

### Küche

Voll ausgestattet

### Kategorie

Investition

### Klimakontrolle

Kamin  
U/f/h Badezimmer

### Zustand

Gut

### Parken

Straße

### Ansichten

Berg  
Panorama  
Land  
Urban  
Wald  
Straße

### Möbel

Voll eingerichtet

### Versorgungsunternehmen

Strom  
Trinkbares Wasser