



## Detached Villa for sale in Nueva Andalucía, Marbella

3.390.000 €

Referentie: R5174071 Slaapkamers: 5 Badkamers: 5 Plotgrootte: 849m<sup>2</sup> Perceelgrootte: 635m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Nestled in the prestigious enclave of La Cerquilla, Villa La Cerquilla is a sanctuary of contemporary luxury surrounded by the beauty of Marbella's Golf Valley. Behind its private gates, the residence opens onto five generous double bedrooms, including a refined master suite with its own bathroom. For greater versatility, a separate guest or staff apartment and a dedicated service room provide comfort and privacy for every lifestyle.

Designed for both leisure and entertainment, the villa features a sleek game room and a spectacular rooftop terrace with Jacuzzi, perfect for soaking up the sun while gazing over sweeping golf course views. Outside, manicured gardens frame a sparkling private pool and sun loungers, while a covered terrace with a barbecue sets the scene for unforgettable alfresco evenings. Ample private parking ensures every arrival is effortless.

The interiors are bathed in natural light, seamlessly connecting a fully equipped modern kitchen, stylish living spaces, and the latest comforts including air conditioning, heating, and a discreet security system. Tastefully furnished throughout, the villa is sold fully equipped, ready to enjoy from day one.

Beyond lifestyle, Villa La Cerquilla presents an exceptional investment opportunity. With proven rental yields of up to €15,000 per week in high season and €11,000–12,000 per week in low season, as well as a €12,000 per month potential for long-term rentals, it delivers strong income prospects. At the same time, the property holds excellent potential for reform, allowing a future owner to elevate its value even further.

Location is everything, and here it excels: Villa La Cerquilla offers quick access to Marbella's best international schools and colleges, world-class golf courses, the vibrant marina of Puerto Banús, as well as golden beaches, fine dining, and designer boutiques. It is a residence where elegance meets convenience, promising the perfect balance of privacy, lifestyle, and investment return.



## Kenmerken:

### Extra's

Overdekt terras  
Ensuite badkamer  
Inbouwkasten  
WiFi  
Jacuzzi  
Kelder

### Ligging

Dichtbij golfbaan  
Dichtbij haven  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen

### Meubilering

Volledig gemeubileerd

### Parkeergelegenheid

private Parking  
More Than One

### Zonorientatie

South West Orientation

### Huidige Staat

Uitstekende conditie

### Tuin

private Garden

### Categorie

Luxe

### Uitzicht

Zeezicht  
Mountain Bekeken  
Weids  
Garden Views  
Pool Bekeken

### Zwembad

private Pool

### Beveiliging

Elektrische rolluiken