



## Detached Villa for sale in Nueva Andalucía, Marbella

**1.300.000 €**Referenz: R5195182 Schlafzimmer: 5 Badezimmer: 4 Grundstücksgröße: 420m<sup>2</sup> Garten: 224m<sup>2</sup> Terrasse: 50m<sup>2</sup>



## 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

## Eigenschaften:

Merkmale	Orientierung	Klimakontrolle
Überdachte Terrasse	Süden	Klimaanlage
Private Terrasse	Südwesten	Kamin
Lagerraum		
Einstellungsschränke		
Einstellung	Zustand	Pool
In der Nähe von Golf	Gut	Privat
In der Nähe des Hafens		
In der Nähe des Meeres		
In der Nähe von Geschäften		
In der Nähe der Stadt		
In der Nähe von Schulen		
In der Nähe von Marina		
Möbel	Küche	Garten
Voll eingerichtet	Voll ausgestattet	Privat
Sicherheit	Parken	Kategorie
Sicher	Unterirdisch	Ferienhäuser
	Garage	Investition
	Privat	Schnäppchen
	Bedeckt	Billig
		Luxus
		Wiederverkauf