



Detached Villa for sale in Nueva Andalucía, Marbella

1.300.000 €Referencia: R5195182 Dormitorios: 5 Baños: 4 Terreno: 420m² Construido: 224m² Terraza: 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



Características:

Características	Orientación	Climatización
Terraza Cubierta	Sur	Aire Acondicionado
Terraza Privada	Orientación Suroeste	Chimenea
Trastero - Almacén		
Armarios Empotrados		
Posición	Estado	Piscina
Cerca de Golf	Buen estado de conservación	Piscina Privada
Cerca de Puerto		
Cerca del Mar		
Cerca de Tiendas		
Cerca de Cuidad		
Cerca de Colegios		
Cerca de Marina		
Muebles	Cocina	Jardin
Completamente Amueblada	Cocina Equipada	Jardín Privado
Seguridad	Aparcamiento	Categoría
Caja fuerte	Párking Subterráneo	Casas de vacaciones
	Garaje	Inversion
	Párking Privado	Ganga
	Párking Cubierto	Barato
		Lujo
		Reventa