



Detached Villa for sale in Nueva Andalucía, Marbella

1.300.000 €Referentie: R5195182 Slaapkamers: 5 Badkamers: 4 Plotgrootte: 420m² Perceelgrootte: 224m² Terras: 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



Kenmerken:

Extra's	Zonorientatie	Klimaatbeheersing
Overdekt terras	zuiden	Airconditioning
Privé Terras	South West Orientation	Open haard
Berging		
Inbouwkasten		
Ligging	Huidige Staat	Zwembad
Dichtbij golfbaan	Goede conditie	private Pool
Dichtbij haven		
Dichtbij zee		
Dicht bij winkels		
Dichtbij stad		
Dichtbij scholen		
Dichtbij jachthaven		
Meubilering	Keuken	Tuin
Volledig gemeubileerd	Volledig ingerichte keuken	private Garden
Beveiliging	Parkeergelegenheid	Categorie
Kluis	ondergrondse parkeergarage	Vakantiehuis
	garage	Investering
	private Parking	Koopje
	overdekte parkeerplaats	Goedkoop
		Luxe
		Bestaande bouw