



## Abstandsvilla zum Verkauf in Marbella, Marbella

2.699.000 €

Referenz: R5317543 Schlafzimmer: 6 Badezimmer: 4 Grundstücksgröße: 280m<sup>2</sup> Garten: 390m<sup>2</sup> Terrasse: 50m<sup>2</sup>





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## Costa del Sol, Marbella

### LUXURY VILLA IN RIO VERDE: FULLY RENOVATED 2024 (GOLDEN MILE)

Strategic investment opportunity in Rio Verde, the most sought-after area of Marbellas Golden Mile, just steps from the beach and Puerto Banus. This high-value asset underwent a full renovation in 2024, featuring modern high-end finishes and a contemporary architectural design.

#### PROPERTY LAYOUT:

**Main Residence:** 6 bedrooms and 4 bathrooms distributed over two floors. Features an expansive open-plan living area with premium natural light.

**Guest House:** Independent 57 m2 building (perfect for a studio or guest suite).

**Exterior:** Private plot with a landscaped garden, swimming pool, BBQ area, and two large porches.

**Parking:** 50 m2 covered outdoor garage with capacity for multiple vehicles.

#### INVESTMENT TERMS AND CONDITIONS:

**SALE WITHOUT POSSESSION:** The property is being sold without physical possession.

**NO VIEWINGS:** Due to its current legal status, interior viewings are not possible.

**INVESTMENT POTENTIAL:** As a fully renovated (2024) villa, this represents an exceptional opportunity for investors seeking an asset with immediate capital appreciation once possession is secured.

This is a unique opportunity to acquire a turn-key standard villa in terms of renovation, located in one of Marbellas most exclusive and high-demand coastal enclaves.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
In der Nähe des Transports  
Private Terrasse  
Lagerraum  
Einstellungsschränke  
W-lan  
Versorgungsraum  
Grill  
Glasfaser

### Ansichten

Berg  
Pool  
Urban

### Pool

Privat

### Garten

Privat

### Versorgungsunternehmen

Strom  
Trinkbares Wasser

### Orientierung

Ost  
Südost

### Einstellung

Strand  
In der Nähe von Golf  
In der Nähe des Hafens  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen  
Stadt  
Hafen  
Yachthafen  
In der Nähe von Marina

### Möbel

Voll eingerichtet

### Sicherheit

Gated Complex

### Kategorie

Reduziert  
Investition  
Schnäppchen  
Wiederverkauf

### Klimakontrolle

Klimaanlage

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken

Garage  
Bedeckt