



## Midtgulvleilighet til salgs i Nueva Andalucía, Marbella

3 500 000 €

Referanse: R5015014 Soverom: 6 Bad: 7 Bebygget areal: 550m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Amazing, one-of-a-kind property in the heart of Nueva Andalucía, currently operating successfully as a B&B. Perfectly located with amazing open views to the land mark mountain la Concha. The terrace is East facing so ideal to enjoy your morning coffee in the sun and maybe a glass of wine in the shade in the evening. In the terrace there are plenty of fruit trees, mainly lemon planted in large ceramic pots that create fresh natural vibe to the space. The layout of this property is open and inviting. To the left, a spacious living room with a large fireplace creates a warm and elegant atmosphere. Adjacent to it is a fully equipped kitchen and an outdoor laundry room. On this side of the property, there is also a comfortable bedroom, ideal for guests or families. To the right of the entrance, you will find two additional well-appointed bedrooms and a guest toilet. Upstairs or using the private elevator, the upper floor reveals even more living possibilities. This floor includes two more bedrooms and a separate apartment, perfect for large families, guests, or rentals. The apartment features a bedroom with a dressing room and en-suite bathroom, a cozy living room with a fireplace, and an open kitchen. Balconies on either side of the property, lined with lemon trees and dormer windows, provide abundant natural light and a charming connection to the outdoors. Additional features include 3 parking spaces, access to a well-maintained communal pool, and a short walk to shops, tennis clubs, supermarkets, restaurants, and the vibrant Puerto Banús. And, of course, all bedrooms have ensuite bathrooms. The property offers great flexibility, with the option to divide it into two separate residences if desired. Whether as a luxurious family home, an investment property, or a combination of both, this property offers charm, versatility, and endless potential in a prime location. There is also the option to acquire the B&B business, which offers excellent profitability and is currently operating successfully as a B&B.



## Egenskaper:

### Funksjoner

Løfte

Nær transport

Dobbeltvindu

### Utsikt

Sjø

Fjell

### Orientering

Øst

### Innstilling

I nærheten av golf

I nærheten av havnen

Nær sjøen

I nærheten av butikker

Nær byen

Nær skoler

### Sikkerhet

24 timers sikkerhet

### Klimakontroll

Klimaanlegg

### Betingelse

God

Glimrende

### Møbler

Fullt møblert

### Parkering

Kommunal

Mer enn en

### Kategori

Luksus