



## Frittliggende villa til salgs i Nueva Andalucía, Marbella

**1 490 000 €**

Referanse: R5195182 Soverom: 5 Bad: 4 Plottstørrelse: 420m<sup>2</sup> Bebygget areal: 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

**Egenskaper:**

Funksjoner	Orientering	Klimakontroll
Dekket terrasse	Sør	Klimaanlegg
Privat terrasse	Sørvest	Peis
Lagerrom		
Monterte garderober		
<b>Innstilling</b>	<b>Betingelse</b>	<b>Basseng</b>
I nærheten av golf	God	Privat
I nærheten av havnen		
Nær sjøen		
I nærheten av butikker		
Nær byen		
Nær skoler		
Nær marina		
<b>Møbler</b>	<b>Kjøkken</b>	<b>Hage</b>
Fullt møblert	Fullt montert	Privat
<b>Sikkerhet</b>	<b>Parkering</b>	<b>Kategori</b>
Sikker	Underjordisk	Feriehus
	Garasje	Investering
	Privat	Handel
	Dekket	Billig
		Luksus
		Videresalg