

Detached Villa for sale in Nueva Andalucía, Marbella

1 490 000 €

Référence: R5195182 Chambres: 5 Bain: 4 Terrain: 420m² Construite: 224m² Terrasse: 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

Spécification:

Caractéristiques	Orientation	Climatisation
Terrasse couverte	Sud	Climatisation
Terrasse privée	Sud-ouest	Cheminée
Salle de stockage		
Armoires ajustées		
Paramètre	Condition	Piscine
Près du golf	Bien	Private
Près du port		
Près de la mer		
Proche des magasins		
Près de la ville		
Près des écoles		
Près de Marina		
Meubles	Cuisine	Jardin
Entièrement meublé	Entièrement équipé	Private
Sécurité	Parking	Catégorie
Safe	Souterrain	Maisons de vacances
	Garage	Investissement
	Private	Marchander
	Covered	Bon marché
		Luxe
		Revente