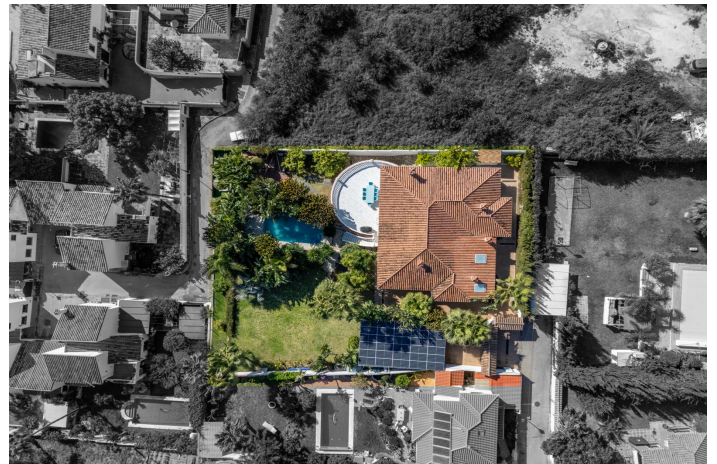




## Detached Villa for sale in Marbella Town, Marbella

**1.795.000 €**

Reference: R5168227 Bedrooms: 7 Bathrooms: 6 Plot Size: 1.350m<sup>2</sup> Build Size: 420m<sup>2</sup> Terrace: 50m<sup>2</sup>





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## Costa del Sol, Marbella Town

Enjoy open views to the Mediterranean, a short walk to the sea, and the freedom to rent part or all of the villa — with tourist license already in place. This is a spacious villa in Marbella East that offers flexibility, rental income, and long-term potential. The main house has 4 bedrooms, plus an extra room with its own ensuite bathroom that could be easily used as a 5th bedroom, office, or guest space. On the lower level, there are 2 fully independent studios, each with their own entrance, kitchen, and bathroom — perfect for short-term rentals or guests. The property has a valid tourist license, allowing it to be legally rented short- or long-term, either as a whole or in separate units (accommodating up to 14 guests in total). The two studios alone generate over €55,000 per year through platforms like Airbnb and Booking. The entire villa can realistically generate an average of €10,000 per month, reaching up to €120,000 gross per year. Inside, the house is bright and open, with a fireplace, underfloor heating, A/C in all rooms, and 30 solar panels to reduce electricity costs. Outside you'll find a lush tropical-style garden, private pool, large garage (fits several cars), and room to expand — either by adding another level or building a separate one-floor house (subject to approval). The location is another plus: 5 minutes walking to the beach, with easy access to Marbella center. The area is developing fast — the coastal walkway is being renovated, making the beachside experience even better, and there are new projects happening nearby that add value to the area. Since this is an updated older property, there are a few important legal details to understand before visiting. All documentation is ready and will be shared in advance. If it sounds like what you're looking for — reach out. I'll give you all the info and show you around.



## Features:

### Caratteristiche

Terrazza coperta  
Vicino ai mezzi di trasporto  
Terrazza privata  
Ripostiglio  
Bagno privato  
Pavimenti in marmo  
Doppio vetro  
Armadi a muro  
Solarium  
Appartamento ospiti  
Ripostiglio  
Barbecue  
Seminterrato

### Viste

Mare  
Montagna  
Panoramica  
Giardino  
Piscina

### Piscina

Riscaldata  
Privata

### Giardino

Privato

### Utility

Pannelli fotovoltaici

### Orientamento

Sud

### Collocamento

Vicino al porto  
Vicino al mare  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole

### Mobilia

Completamente arredato

### Sicurezza

Sistema di allarme  
Persiane elettriche  
Citofono

### Categoria

Lusso

### Climate Control

Aria condizionata  
Camino  
Riscaldamento a pavimento

### Condizione

Eccellente  
Recentemente rinnovato

### Cucina

Completamente attrezzata

### Parcheggio

Coperto  
Più di uno