



Detached Villa for sale in Nueva Andalucía, Marbella

1.300.000 €Reference: R5195182 Bedrooms: 5 Bathrooms: 4 Plot Size: 420m² Build Size: 224m² Terrace: 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



Features:

Caratteristiche	Orientamento	Climate Control
Terrazza coperta	Sud	Aria condizionata
Terrazza privata	Sud -ovest	Camino
Ripostiglio		
Armadi a muro		
Collocamento	Condizione	Piscina
Vicino al golf	Buona	Privata
Vicino al porto		
Vicino al mare		
Vicino ai negozi		
Vicino alla città		
Vicino alle scuole		
Vicino al porto		
Mobilia	Cucina	Giardino
Completamente arredato	Completamente arredata	Privato
Sicurezza	Parcheggio	Categoria
Cassaforte	Sotterraneo	Case di vacanza
	Garage	Investimento
	Privato	Affare
	Coperto	Cheap
		Lusso
		Rivendita