



Detached Villa for sale in Marbella Town, Marbella

1.275.000 €

Reference: R5199373 Bedrooms: 6 Bathrooms: 6 Plot Size: 492m² Build Size: 436m² Terrace: 100m²





Costa del Sol, Marbella Town

Exceptional Investment Opportunity: Sea View Villa with High Rental Yield Potential in Central Marbella This villa represents a prime investment opportunity, boasting a location within immediate proximity to Marbella's vibrant core. The property is situated within comfortable walking distance of all essential amenities, including fine dining restaurants, exclusive retail outlets, and the main beaches. **Prime Location and Unmatched Accessibility** The strategic positioning of the property ensures superior connectivity and lifestyle appeal: **Beach Access:** Located only 2 minutes from the nearest beach access point. **Urban Convenience:** The lively center of Marbella is accessible entirely on foot. **Puerto Banús:** Just a 5-minute drive away, offering quick access to the luxury marina and nightlife. **International Travel:** Málaga Airport (AGP) is reachable in approximately 35 minutes, confirming its appeal for international buyers and renters. The villa itself commands desirable sea views, enhancing both its intrinsic value and its marketability for high-end short-term rentals. **Current Configuration and Income Generation** The property is currently configured as three independent and self-contained apartments (units). This layout is specifically optimized for maximizing rental income: **Strong Return Potential:** The modular structure is ideal for the highly profitable short-term and holiday rental market, allowing for segmented bookings and a robust annual return on investment (ROI). **Unit Independence:** Each apartment offers private, autonomous living space, guaranteeing the privacy and comfort required by modern holiday renters or multiple families. **Flexibility for Private Ownership** Beyond its income-generating potential, the villa offers exceptional structural flexibility. The current division into three units is easily reversible. **Simple Conversion:** The property can be straightforwardly converted back into a single, spacious family villa, catering to private owners seeking a large, bespoke residence in a premier central location. **Long-Term Value:** This dual-use potential significantly enhances the property's long-term market appeal and resale value. This offering is a rare acquisition opportunity to secure a versatile asset in one of Marbella's most highly sought-after areas, combining immediate income generation with substantial potential for capital appreciation. **Detached Villa, Marbella, Costa del Sol. 5 Bedrooms, 5 Bathrooms, Built 436 m², Garden/Plot 492 m².** **Setting :** Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Forest, Close To Marina. **Orientation :** South. **Condition :** Excellent. **Pool :** Private. **Climate Control :** Air Conditioning, Fireplace. **Views :** Sea. **Features :** Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Storage Room, Barbeque, Near Mosque. **Furniture :** Not Furnished. **Kitchen :** Fully Fitted. **Parking :** Street, Private. **Utilities :** Electricity, Drinkable Water. **Category :** Investment, Resale.



Features:

Caratteristiche

Terrazza coperta
Vicino ai mezzi di trasporto
Terrazza privata
Ripostiglio
Armadi a muro
Wifi
Barbecue
Vicino alla moschea

Viste

Mare

Piscina

Privata

Parcheggio

Privato

Strada

Orientamento

Sud

Collocamento

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

Mobilia

Non arredato

Utility

Elettricità
Acqua potabile

Climate Control

Aria condizionata
Camino

Condizione

Eccellente

Cucina

Completamente arredata

Categoria

Investimento
Rivendita