## Villa zum Verkauf in Nueva Andalucía, Costa del Sol

5 Schlafzimmer | 4 Badezimmer | 224 m² Wohnfläche | 50 m² Terrasse | Garage Ya | Garten Ya | Pool Ya € 1,105 IBI



## Beschreibung der Immobilie

## 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.



€ 1,690,000 Ref: R5195182

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