

Sales - House - Marbella
2.699.000€

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Ref.-ID: MIBGR5317543

Marbella

House



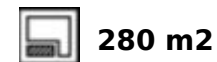
6



4



390 m2



280 m2

LUXURY VILLA IN RIO VERDE: FULLY RENOVATED 2024 (GOLDEN MILE) Strategic investment opportunity in Rio Verde, the most sought-after area of Marbellas Golden Mile, just steps from the beach and Puerto Banus. This high-value asset underwent a full renovation in 2024, featuring modern high-end finishes and a contemporary architectural design. **PROPERTY LAYOUT:** Main Residence: 6 bedrooms and 4 bathrooms distributed over two floors. Features an expansive open-plan living area with premium natural light. Guest House: Independent 57 m2 building (perfect for a studio or guest suite). Exterior: Private plot with a landscaped garden, swimming pool, BBQ area, and two large porches. Parking: 50 m2 covered outdoor garage with capacity for multiple vehicles. **INVESTMENT TERMS AND CONDITIONS:** SALE WITHOUT POSSESSION: The property is being sold without physical possession. **NO VIEWINGS:** Due to its current legal status, interior viewings are not possible. **INVESTMENT POTENTIAL:** As a fully renovated (2024) villa, this represents an exceptional opportunity for investors seeking an asset with immediate capital appreciation once possession is secured. This is a unique opportunity to acquire a turn-key standard villa in terms of renovation, located in one of Marbellas most exclusive and high-demand coastal enclaves.

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| <p>Setting</p> <ul style="list-style-type: none"> ✓ Town ✓ Beachside ✓ Port ✓ Close To Golf ✓ Close To Port ✓ Close To Shops ✓ Close To Sea ✓ Close To Town ✓ Close To Schools ✓ Marina ✓ Close To Marina ✓ Urbanisation | <p>Orientation</p> <ul style="list-style-type: none"> ✓ East ✓ South East | <p>Condition</p> <ul style="list-style-type: none"> ✓ Excellent | <p>Pool</p> <ul style="list-style-type: none"> ✓ Private | <p>Climate Control</p> <ul style="list-style-type: none"> ✓ Air Conditioning | <p>Views</p> <ul style="list-style-type: none"> ✓ Mountain ✓ Pool ✓ Urban |
| <p>Features</p> <ul style="list-style-type: none"> ✓ Covered Terrace ✓ Fitted Wardrobes ✓ Near Transport ✓ Private Terrace ✓ WiFi ✓ Storage Room ✓ Utility Room ✓ Barbeque ✓ Fiber Optic | <p>Furniture</p> <ul style="list-style-type: none"> ✓ Fully Furnished | <p>Kitchen</p> <ul style="list-style-type: none"> ✓ Fully Fitted | <p>Garden</p> <ul style="list-style-type: none"> ✓ Private | <p>Security</p> <ul style="list-style-type: none"> ✓ Gated Complex | <p>Parking</p> <ul style="list-style-type: none"> ✓ Garage ✓ Covered |
| <p>Utilities</p> <ul style="list-style-type: none"> ✓ Electricity ✓ Drinkable Water | <p>Category</p> <ul style="list-style-type: none"> ✓ Bargain ✓ Investment ✓ Reduced ✓ Resale | | | | |