MIBGROUP.ES

## Long Term Rental - House - Nueva Andalucía

## 13.500€ / Month

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**Ref.-ID: MIBGR5469322** **Nueva Andalucía** **House**

**4** **3.5** **336 m2** **1028 m2**

FOR THE PERIOD OF SEPTEMBER - JUNE 2027 Positioned in a quiet cul-de-sac yet right in the heart of Nueva Andalucía, this villa combines privacy with one of Marbella’s most sought-after locations. Shops, golf courses, international schools, and Puerto Banús are all just minutes away, making it as practical as it is prestigious. The villa has been tastefully renovated with a focus on comfort and flow. The ground floor offers generous living and dining areas alongside a modern, fully equipped kitchen, perfect for both family life and entertaining. Upstairs you’ll find four bedrooms, three with en-suite bathrooms, offering plenty of space and privacy. Outside, the landscaped garden, private pool, and even a small putting green set the stage for leisure and relaxation. For investors, the opportunity is exceptional. Similar properties in the area generate 10% ROI on rentals, and developers are actively buying, expanding, and reselling these villas for 4M+. Whether you hold it as a high-yield rental or redevelop for resale, the location guarantees strong returns.

**Setting**
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Private Pool

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Urban Views
- ✔ Street Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ WiFi
- ✔ Sauna
- ✔ Barbeque
- ✔ Fiber Optic

**Furniture**
- ✔ Fully Furnished

**Garden**
- ✔ Private Garden

**Parking**
- ✔ Private Parking