

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

Pool

- ✓ Private

Views

- ✓ Sea
- ✓ Mountain
- ✓ Golf
- ✓ Country
- ✓ Panoramic
- ✓ Garden
- ✓ Pool
- ✓ Urban
- ✓ Street

Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ WiFi
- ✓ Sauna
- ✓ Barbeque
- ✓ Fiber Optic

Furniture

- ✓ Fully Furnished

Garden

- ✓ Private

Parking

- ✓ Private

































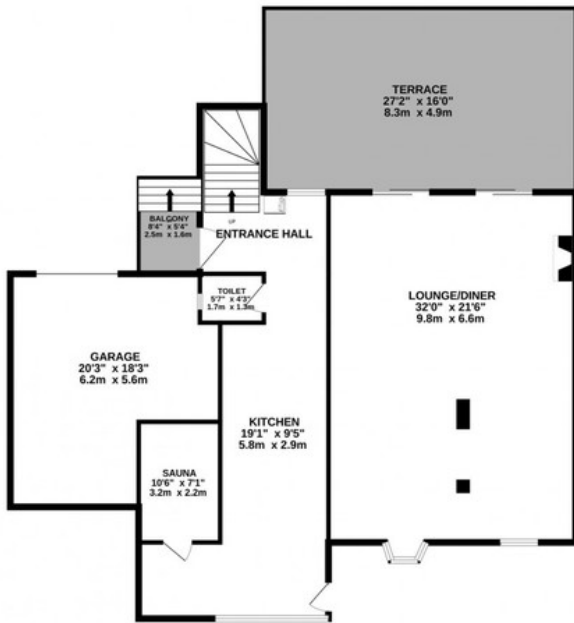




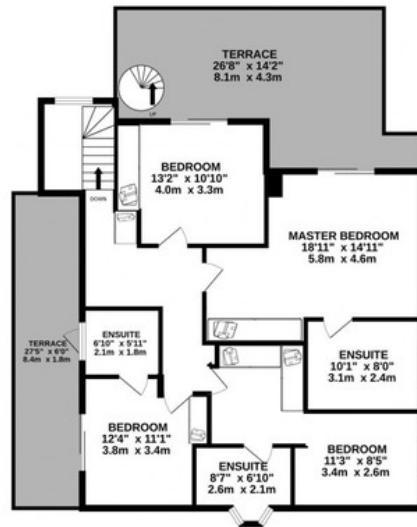




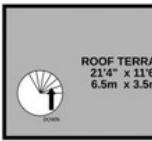
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 3617sq.ft. (336.0 sq.m.) approx.

These floor plans are produced to a professional standard for estate agency and marketing purposes only. All measurements and details are provided in good faith to assist with property marketing and general guidance. While every effort has been made to ensure accuracy, the plans are not architectural or structural drawings and must not be relied upon for construction, renovation, or surveying purposes. The total sqm is reflective of the official escritura.
Made with Metropix ©2025

