



Продажа - Дом - Marbesa

2.585.000€

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Ref.-ID: MIBGR5009773

Marbesa

Дом

ИБИ: 1,800 EUR / год



5



5



296 m²



755 m²

OPPORTUNITY – PRICE REDUCED FOR A QUICK SALE Discover a rare investment in the highly sought-after Marbesa area of Marbella, just 50 meters from the beach and offered at an unbeatable price. This charming villa features 5 spacious bedrooms and 5 bathrooms, a private swimming pool, parking for up to 3 cars, and beautiful panoramic sea views—making it one of the very few second-line beach villas available for under €3 million. The property is ready to move into as it is, ideal for those who want an immediate transition to coastal living without complications. At the same time, it offers exceptional flexibility and huge potential for transformation, whether through small upgrades or a complete luxury renovation project. The current owners have already prepared detailed renovation proposals, floor plans, and cost estimates, giving you a turnkey opportunity to create your dream bespoke villa just steps from the sea. Beyond its lifestyle appeal, the villa also represents an excellent investment with huge rental potential. Thanks to its privileged location and unique features, it can generate a very attractive return on investment, and we have already prepared a comprehensive rental plan to maximize occupancy and profitability. This combination of move-in readiness, renovation potential, and strong rental income makes the villa an extraordinary opportunity. Perfect for lifestyle buyers looking for a family retreat by the sea, or investors aiming to add value and achieve solid returns, the property offers both immediate enjoyment and long-term upside. Located in Marbesa, a relaxed yet vibrant coastal community known for its natural beauty, beachside restaurants, and growing appeal among international buyers, the villa is set in an area with proven capital growth and strong future prospects. Don't miss this rare opportunity to secure a reduced-price villa with sea views in one of Marbella's most desirable locations. Contact us today for further information or to arrange a private viewing.

Расположение	ОРИЕНТАЦИЯ	Состояние	бассейн
<ul style="list-style-type: none"> ✓ Коммерческая зона ✓ На побережье ✓ Рядом с магазинами ✓ Рядом с морем ✓ Близко к школам ✓ Рядом с лесом ✓ Урбанизация ✓ Передняя линия комплекс 	<ul style="list-style-type: none"> ✓ Юг 	<ul style="list-style-type: none"> ✓ Хорошее ✓ Среднее ✓ Нужен ремонт ✓ Требуется восстановление 	<ul style="list-style-type: none"> ✓ Приватный
Климат-контроль	вид	Особенности	Мебель
<ul style="list-style-type: none"> ✓ Кондиционер ✓ Кондиционер холодного воздуха ✓ Кондиционер горячего воздуха 	<ul style="list-style-type: none"> ✓ Море ✓ Горы ✓ Пляж ✓ Панорамный ✓ Сад ✓ Бассейн 	<ul style="list-style-type: none"> ✓ Крытая терраса ✓ Встроенные шкафы ✓ Рядом с транспортом ✓ Приватная терраса ✓ Спутниковое телевидение ✓ WiFi ✓ Кладовка ✓ Подсобное помещение ✓ Ванная комната ✓ Доступ для инвалидов ✓ Мраморные полы ✓ Барбекю ✓ Двойные стеклопакеты ✓ Бесплатный автобус ✓ Оптическое волокно 	<ul style="list-style-type: none"> ✓ Без мебели
Кухня	Сад	меры безопасности	Парковка
<ul style="list-style-type: none"> ✓ Полностью оборудованная 	<ul style="list-style-type: none"> ✓ Приватный 	<ul style="list-style-type: none"> ✓ Электрические жалюзи ✓ Домофон ✓ Сигнализация ✓ Охрана 24 часа 	<ul style="list-style-type: none"> ✓ Гараж ✓ Более чем один ✓ Приватная
Коммунальные услуги	Категория		
<ul style="list-style-type: none"> ✓ Электричество ✓ Питьевая вода ✓ Телефон 	<ul style="list-style-type: none"> ✓ Выгодное предложение ✓ Первая линия пляжа ✓ Описанная за долги 		
	недвижимость		
	<ul style="list-style-type: none"> ✓ Инвестиции ✓ Элитная ✓ Перепродажа 		























