



Bedrooms: 5 | Bathrooms: 4 | Plot: 420m<sup>2</sup> | Built: 224m<sup>2</sup> | Ref.: R5195182

1,300,000€

## Detached Villa for sale in Nueva Andalucía

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...

- **Pool:**
  - Private
- **Garden:**
  - Private
- **Parking:**
  - Underground
  - Garage
- **Setting:**
  - Close To Golf
  - Close To Port
- **Orientation:**
  - South
  - South West
- **Condition:**
  - Good
- **Furniture:**
  - Fully Furnished
- **Kitchen:**
  - Fully Fitted