



## Detached Villa for sale in Nueva Andalucía, Marbella

**3,350,000 €**Reference: R5174071   Bedrooms: 5   Bathrooms: 5   Plot Size: 849m<sup>2</sup>   Build Size: 635m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

Nestled in the prestigious enclave of La Cerquilla, Villa La Cerquilla is a sanctuary of contemporary luxury surrounded by the beauty of Marbella's Golf Valley. Behind its private gates, the residence opens onto five generous double bedrooms, including a refined master suite with its own bathroom. For greater versatility, a separate guest or staff apartment and a dedicated service room provide comfort and privacy for every lifestyle. Designed for both leisure and entertainment, the villa features a sleek game room and a spectacular rooftop terrace with Jacuzzi, perfect for soaking up the sun while gazing over sweeping golf course views. Outside, manicured gardens frame a sparkling private pool and sun loungers, while a covered terrace with a barbecue sets the scene for unforgettable alfresco evenings. Ample private parking ensures every arrival is effortless. The interiors are bathed in natural light, seamlessly connecting a fully equipped modern kitchen, stylish living spaces, and the latest comforts including air conditioning, heating, and a discreet security system. Tastefully furnished throughout, the villa is sold fully equipped, ready to enjoy from day one. Beyond lifestyle, Villa La Cerquilla presents an exceptional investment opportunity. With proven rental yields of up to €15,000 per week in high season and €11,000–12,000 per week in low season, as well as a €12,000 per month potential for long-term rentals, it delivers strong income prospects. At the same time, the property holds excellent potential for reform, allowing a future owner to elevate its value even further. Location is everything, and here it excels: Villa La Cerquilla offers quick access to Marbella's best international schools and colleges, world-class golf courses, the vibrant marina of Puerto Banús, as well as golden beaches, fine dining, and designer boutiques. It is a residence where elegance meets convenience, promising the perfect balance of privacy, lifestyle, and investment return.



## Features:

Features	Views	Setting
Covered Terrace	Sea	Close To Golf
Ensuite Bathroom	Mountain	Close To Port
Fitted Wardrobes	Panoramic	Close To Sea
WiFi	Garden	Close To Shops
Jacuzzi	Pool	Close To Town
Basement		Close To Schools
Condition	Pool	Furniture
Excellent	Private	Fully Furnished
Garden	Security	Parking
Private	Electric Blinds	Private
		More Than One
Category		
Luxury		