



Vrijstaande Villa te koop in Marbella, Marbella

1.275.000 €

Referentie: R5199373 Slaapkamers: 6 Badkamers: 6 Plotgrootte: 492m² Perceelgrootte: 436m² Terras: 100m²





Costa del Sol, Marbella

Exceptional Investment Opportunity: Sea View Villa with High Rental Yield Potential in Central Marbella This villa represents a prime investment opportunity, boasting a location within immediate proximity to Marbella's vibrant core. The property is situated within comfortable walking distance of all essential amenities, including fine dining restaurants, exclusive retail outlets, and the main beaches. **Prime Location and Unmatched Accessibility** The strategic positioning of the property ensures superior connectivity and lifestyle appeal: **Beach Access:** Located only 2 minutes from the nearest beach access point. **Urban Convenience:** The lively center of Marbella is accessible entirely on foot. **Puerto Banús:** Just a 5-minute drive away, offering quick access to the luxury marina and nightlife. **International Travel:** Málaga Airport (AGP) is reachable in approximately 35 minutes, confirming its appeal for international buyers and renters. The villa itself commands desirable sea views, enhancing both its intrinsic value and its marketability for high-end short-term rentals. **Current Configuration and Income Generation** The property is currently configured as three independent and self-contained apartments (units). This layout is specifically optimized for maximizing rental income: **Strong Return Potential:** The modular structure is ideal for the highly profitable short-term and holiday rental market, allowing for segmented bookings and a robust annual return on investment (ROI). **Unit Independence:** Each apartment offers private, autonomous living space, guaranteeing the privacy and comfort required by modern holiday renters or multiple families. **Flexibility for Private Ownership** Beyond its income-generating potential, the villa offers exceptional structural flexibility. The current division into three units is easily reversible. **Simple Conversion:** The property can be straightforwardly converted back into a single, spacious family villa, catering to private owners seeking a large, bespoke residence in a premier central location. **Long-Term Value:** This dual-use potential significantly enhances the property's long-term market appeal and resale value. This offering is a rare acquisition opportunity to secure a versatile asset in one of Marbella's most highly sought-after areas, combining immediate income generation with substantial potential for capital appreciation. **Detached Villa, Marbella, Costa del Sol. 5 Bedrooms, 5 Bathrooms, Built 436 m², Garden/Plot 492 m².** **Setting :** Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Forest, Close To Marina. **Orientation :** South. **Condition :** Excellent. **Pool :** Private. **Climate Control :** Air Conditioning, Fireplace. **Views :** Sea. **Features :** Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Storage Room, Barbeque, Near Mosque. **Furniture :** Not Furnished. **Kitchen :** Fully Fitted. **Parking :** Street, Private. **Utilities :** Electricity, Drinkable Water. **Category :** Investment, Resale.



Kenmerken:

Extra's

Overdekt terras
Nabij vervoer
Privé Terras
Berging
Inbouwkasten
WiFi
Barbecue
Dicht bij moskee

Uitzicht

Zeezicht

Zonorientatie

zuiden

Klimaatbeheersing

Airconditioning
Open haard

Ligging

Dichtbij golfbaan
Dichtbij haven
Dichtbij zee
Dicht bij winkels
Dichtbij stad
Dichtbij scholen
Dichtbij bos
Dichtbij jachthaven

Meubilering

Ongemeubileerd

Voorzieningen

Elektriciteit
Drinkwater

Huidige Staat

Uitstekende conditie

Zwembad

private Pool

Parkeergelegenheid

private Parking
parkeren op straat

Keuken

Volledig ingerichte keuken

Categorie

Investerings
Bestaande bouw