

## Nueva Andalucía - Marbella

House - Detached Villa à Nueva Andalucía

**Ref.: R5195182    1.300.000 €**

5

4

420 m<sup>2</sup>

224 m<sup>2</sup>

m<sup>2</sup>

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, o...