

## 3 soveværelse Villa til salg i Marbella, Málaga

999.000€



Charming Single-Floor Villa with Exceptional Rental Potential – Nueva Andalucía, Marbella

Located in the heart of Nueva Andalucía, this delightful 3-bedroom, 2-bathroom villa offers an outstanding opportunity for both permanent residence and high-yield rental income. Set on a 630 m<sup>2</sup> plot, the property features 200 m<sup>2</sup> of built space, including a sunny 38 m<sup>2</sup> terrace perfect for outdoor living.

The villa's flexible layout allows for dual-unit rental options: the main house and studio can be rented separately or combined to maximize occupancy and revenue. Situated within walking distance to local amenities, top restaurants, shops, and some of Marbella's finest golf courses, this property combines convenience, charm, and strong investment potential.

Private garage with parking for two vehicles adds extra convenience. With a south-west orientation, the home enjoys plenty of natural light throughout the day. Don't miss this rare opportunity to own a villa in one of Marbella's most desirable locations.

For Sale: €999,000

-  3 soveværelser
- Svømmepøl
- amueblado
- exterior
- luminoso
- terraza

-  2 badeværelser
- aire acondicionado
- cocina amueblada
- independiente
- parking
- vigilancia 24h

-  200m<sup>2</sup> Byg størrelse
- alto standing
- cocina equipada
- jardín
- piscina