



## Detached Villa for sale in Nueva Andalucía, Marbella

2,950,000 €

Reference: R4074745 Bedrooms: 4 Bathrooms: 3 Plot Size: 800m<sup>2</sup> Build Size: 300m<sup>2</sup> Terrace: 100m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

### Luxury Investment Villa in Nueva Andalucía – Prime Location & High Rental Yield

Discover this stunning 4-bedroom, 3-bathroom villa in the heart of Nueva Andalucía, just a short stroll from Puerto Banús and top-tier restaurants like La Sala, Breathe, and Occo. Nestled on a spacious 800 m<sup>2</sup> plot, this beautifully designed home offers the perfect blend of luxury, comfort, and investment potential.

With a proven rental income of €150,000 per year, this property presents an exceptional opportunity for investors looking for strong returns in Marbella's most sought-after area. The villa boasts modern interiors, elegant outdoor spaces, and a private pool, making it an ideal retreat for both personal use and holiday rentals.

Now available for €2,950,000, this is your chance to own a prime piece of Marbella real estate in one of the most exclusive and high-demand locations.

Prime Location – Walking distance to Puerto Banús & top restaurants

High Rental Yield – €150,000 annual income

Spacious Living – 4 bedrooms, 3 bathrooms, 800 m<sup>2</sup> plot

Luxury Amenities – Private pool & stylish interiors