



Hot investment opportunity! Villa withing walking distance to Puerto Banus harbour!

Price: 2,295,000 €

Reference1: LS50166 Bedrooms: 5 Bathrooms: 5 Plot Size: 706m<sup>2</sup> Build Size: 323m<sup>2</sup> Terrace: 0m<sup>2</sup>





## Location: Nueva Andalucía

This stunning 5-bedroom en-suite villa located in one of the most sought-after areas of Nueva Andalucía, just a short stroll from the Marbella Arena and the famous La Sala venues, and within walking distance to the vibrant Puerto Banús marina, luxury boutiques, top-rated restaurants, and the beach. This is a true investment gem, offering high ROI potential thanks to its unbeatable rental location. At the same time, it is perfect as a family home or a holiday retreat, with the best international schools just 5–10 minutes away. The property features a private swimming pool and garden, panoramic mountain views, and partial sea views. It has been recently renovated and only needs a few final touches to reach its full potential. One of the highlights of this villa is its enormous rooftop solarium ,an ideal entertainment space with the potential to create a lounge area, outdoor kitchen, and jacuzzi, perfect for enjoying the beautiful Marbella sunsets. A rare opportunity in one of Marbella’s most prestigious locations – don’t miss out! Come and see it for yourself!

## Features:

### Features

Near Transport  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
Solarium

### Views

Sea Views  
Mountain Views  
Panoramic Views  
Pool Views

### Pool

Private Pool

### Garden

Private Garden

### Orientation

South East

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished  
Optional

### Security

Alarm System  
Electric Blinds

### Climate Control

Air Conditioning

### Condition

Good

### Kitchen

Partially Fitted  
Kitchen-Lounge