



## HOUSE 6 BEDROOMS 6 BATHROOMS IN MARBELLA

📍 Marbella

REF# R5199373 €1,275,000

BEDS

6

BATHS

6

BUILT

436 m<sup>2</sup>

PLOT

492 m<sup>2</sup>

TERRACE

100 m<sup>2</sup>

**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 m<sup>2</sup>, Garden/Plot 492 m<sup>2</sup>.

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.



# BROMLEY ESTATES

*Marbella*





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