

## Villa

Nueva Andalucía



Chambres: 4  
Statut: Vente

Salles de bains: 3  
Type de propriété: Villa

M<sup>2</sup>: 300  
Référence: R4074745

Prix: 2 950 000 €  
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**Vue d'ensemble: 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**

Caractéristiques: