

## Long Term Rental - House - Nueva Andalucía

### 13.500€ / Month



**Ref.-ID: R5469322**

**Nueva Andalucía**

**House**



**4**



**3.5**



**336 m2**



**1028 m2**

FOR THE PERIOD OF SEPTEMBER - JUNE 2027 Positioned in a quiet cul-de-sac yet right in the heart of Nueva Andalucía, this villa combines privacy with one of Marbella's most sought-after locations. Shops, golf courses, international schools, and Puerto Banús are all just minutes away, making it as practical as it is prestigious. The villa has been tastefully renovated with a focus on comfort and flow. The ground floor offers generous living and dining areas alongside a modern, fully equipped kitchen, perfect for both family life and entertaining. Upstairs you'll find four bedrooms, three with en-suite bathrooms, offering plenty of space and privacy. Outside, the landscaped garden, private pool, and even a small putting green set the stage for leisure and relaxation. For investors, the opportunity is exceptional. Similar properties in the area generate 10% ROI on rentals, and developers are actively buying, expanding, and reselling these villas for €4M+. Whether you hold it as a high-yield rental or redevelop for resale, the location guarantees strong returns.

- Setting**
- ✓ Close To Golf
  - ✓ Close To Port
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Town
  - ✓ Close To Schools

- Garden**
- ✓ Private

- Condition**
- ✓ Good

- Parking**
- ✓ Private

- Pool**
- ✓ Private

- Views**
- ✓ Sea
  - ✓ Mountain
  - ✓ Golf
  - ✓ Country
  - ✓ Panoramic
  - ✓ Garden
  - ✓ Pool
  - ✓ Urban
  - ✓ Street

- Features**
- ✓ Covered Terrace
  - ✓ Fitted Wardrobes
  - ✓ Near Transport
  - ✓ Private Terrace
  - ✓ Solarium
  - ✓ WiFi
  - ✓ Sauna
  - ✓ Barbeque
  - ✓ Fiber Optic

- Furniture**
- ✓ Fully Furnished