



**Sales - House - Marbella**

**2.280.000€**

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**Ref.-ID: R5298256**

**Marbella**

**Community: 1,320 EUR / year   IBI: 2,120 EUR / year**

**Rubbish: 255 EUR / year**



**10**



**8**



**630 m<sup>2</sup>**



**1430 m<sup>2</sup>**

**House**

Elegant classic style large villa, fully renovated and equipped, located in Hacienda las Chapas, one of the most exclusive residential areas of Marbella, close to beaches, natural park, nightlife and services. Built on 3 floors, the villa offer 7 double bedrooms in the main building and 3 bedrooms in the separated apartments, 8 bathrooms, laundry room with washing/drying machine, gym area with sauna and jacuzzi. A swimming pool with sunbeds and side tables, The total built surface around 630 sq mt in a plot 1450 sq mt ,covered and outdoor garage for 4 cars. The villa is registered as a Touristic Property with all licences, it's fully operational and ready to generate profit from day one. Is a fantastic opportunity; ideal for investors looking for immediate returns. With an occupancy rate during the past 6 years of the up to 80 % and proven rental income on Airbnb, VRBO, Holidu, BooBuilt on king.com, it can be attractive due to high IRR, and can be sold with the management option for the next season. The villa has a spacious living room covered by a glass ceiling, with roman columns, carpets and drapes, and has multiple seating areas. From here there is a direct access to the back terrace with patio and BBQ area, with an outdoor equipped kitchen, interior with large formal dining room and a fully fitted kitchen. Plenty of lawn space surrounding the pool, a large terrace for evening parties or events, a lounge area with seating and parasols and large garden with tropical trees and gazebos ideal for relaxing. The southern exposure allows sun all day long and the proximity to the sea and to the large pine forest offers a pleasant temperature and a dry climate throughout the year.. Other features including a home entertainment system and games rooms.. Air conditioning in each of the 10 bedrooms and in the common areas.

<b>Setting</b>	<b>Orientation</b>	<b>Condition</b>	<b>Pool</b>	<b>Climate Control</b>	<b>Views</b>
✓ Close To Golf	✓ South West	✓ Recently Renovated	✓ Private	✓ Air Conditioning	✓ Country
✓ Close To Port				✓ Pre Installed A/C	✓ Panoramic
✓ Close To Shops				✓ Hot A/C	✓ Garden
✓ Close To Sea				✓ Cold A/C	✓ Pool
✓ Close To Schools				✓ Fireplace	
✓ Close To Marina					
✓ Urbanisation					
<b>Features</b>	<b>Furniture</b>	<b>Kitchen</b>	<b>Garden</b>	<b>Security</b>	<b>Parking</b>
✓ Covered Terrace	✓ Fully Furnished	✓ Fully Fitted	✓ Private	✓ Alarm System	✓ Garage
✓ Fitted Wardrobes			✓ Landscaped	✓ 24 Hour Security	✓ Covered
✓ Near Transport				✓ Safe	✓ Private
✓ Private Terrace					
✓ Solarium					
✓ Satellite TV					
✓ WiFi					
✓ Gym					
✓ Sauna					
✓ Games Room					
✓ Tennis Court					
✓ Guest Apartment					
✓ Storage Room					
✓ Utility Room					
✓ Ensuite Bathroom					
✓ Marble Flooring					
✓ Barbeque					
✓ Double Glazing					
<b>Utilities</b>	<b>Category</b>				
✓ Electricity	✓ Holiday Homes				
✓ Drinkable Water	✓ Investment				