



## Vrijstaande Villa te koop in Marbesa, Marbella Oost

2.585.000 €

Referentie: R5009773 Slaapkamers: 5 Badkamers: 5 Plotgrootte: 755m<sup>2</sup> Perceelgrootte: 296m<sup>2</sup> Terras: 30m<sup>2</sup>





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## Costa del Sol, Marbesa

**OPPORTUNITY – PRICE REDUCED FOR A QUICK SALE** Discover a rare investment in the highly sought-after Marbesa area of Marbella, just 50 meters from the beach and offered at an unbeatable price. This charming villa features 5 spacious bedrooms and 5 bathrooms, a private swimming pool, parking for up to 3 cars, and beautiful panoramic sea views—making it one of the very few second-line beach villas available for under €3 million. The property is ready to move into as it is, ideal for those who want an immediate transition to coastal living without complications. At the same time, it offers exceptional flexibility and huge potential for transformation, whether through small upgrades or a complete luxury renovation project. The current owners have already prepared detailed renovation proposals, floor plans, and cost estimates, giving you a turnkey opportunity to create your dream bespoke villa just steps from the sea. Beyond its lifestyle appeal, the villa also represents an excellent investment with huge rental potential. Thanks to its privileged location and unique features, it can generate a very attractive return on investment, and we have already prepared a comprehensive rental plan to maximize occupancy and profitability. This combination of move-in readiness, renovation potential, and strong rental income makes the villa an extraordinary opportunity. Perfect for lifestyle buyers looking for a family retreat by the sea, or investors aiming to add value and achieve solid returns, the property offers both immediate enjoyment and long-term upside. Located in Marbesa, a relaxed yet vibrant coastal community known for its natural beauty, beachside restaurants, and growing appeal among international buyers, the villa is set in an area with proven capital growth and strong future prospects. Don't miss this rare opportunity to secure a reduced-price villa with sea views in one of Marbella's most desirable locations. Contact us today for further information or to arrange a private viewing.



## Kenmerken:

### Extra's

Overdekt terras  
Nabij transport  
Privéterras  
Satelliet -tv  
Opslagruimte  
Ensuite badkamer  
Marmeren vloeren  
Dubbele beglazing  
Gemonteerde kasten  
Wifi  
Bijkeuken  
Barbecu  
Hoffelijkheidsbus  
Glasvezel  
Toegang voor mensen met verminderde mobiliteit

### Uitzicht

Zee  
Berg  
Panoramisch  
Tuin  
Pool  
Strand

### Zwembad

Privé

### Tuin

Privé

### Voorzieningen

Elektriciteit  
Drinkbaar water  
Telefoon

### Zonorientatie

Zuiden

### Ligging

Commercieel gebied  
Strand  
Verstedelijking  
Dicht bij zee  
Dicht bij winkels  
Dicht bij scholen  
Dicht bij bos  
Frontlinie strandcomplex

### Meubilering

Niet ingericht

### Beveiliging

24 -uurs beveiliging  
Alarmsysteem  
Elektrische jaloezieën  
Invoertelefoon

### Categorie

Investering  
Koopje  
Aan het strand  
Verdrietig  
Luxe  
Wederverkoop

### Klimaatbeheersing

Airconditioning  
Koud A/C  
Hete a/c

### Huidige Staat

Goed  
Eerlijk  
Renovatie vereist  
Restauratie vereist

### Keuken

Volledig passend

### Parkeergelegenheid

Garage  
Privé  
Meer dan één