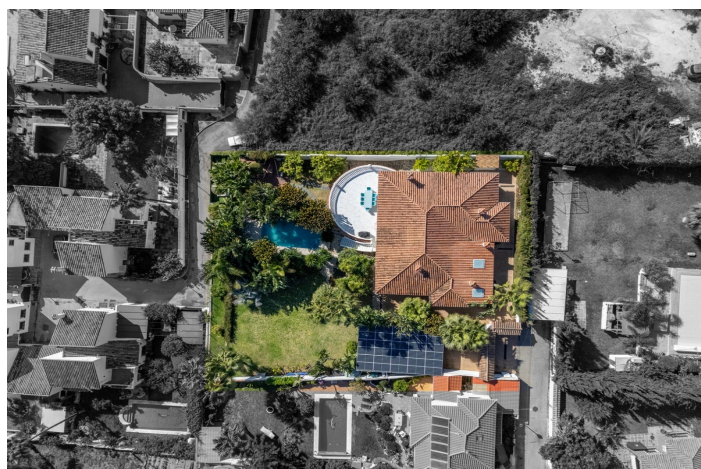




## Frakoblet villa til salg i Marbella, Marbella

1.795.000 €

Reference: R5168227   Soveværelser: 7   Badeværelser: 6   Grundstørrelse: 1.350m<sup>2</sup>   Byg Størrelse: 420m<sup>2</sup>   Terrasse: 50m<sup>2</sup>





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## Costa del Sol, Marbella

Enjoy open views to the Mediterranean, a short walk to the sea, and the freedom to rent part or all of the villa — with tourist license already in place. This is a spacious villa in Marbella East that offers flexibility, rental income, and long-term potential. The main house has 4 bedrooms, plus an extra room with its own ensuite bathroom that could be easily used as a 5th bedroom, office, or guest space. On the lower level, there are 2 fully independent studios, each with their own entrance, kitchen, and bathroom — perfect for short-term rentals or guests. The property has a valid tourist license, allowing it to be legally rented short- or long-term, either as a whole or in separate units (accommodating up to 14 guests in total). The two studios alone generate over €55,000 per year through platforms like Airbnb and Booking. The entire villa can realistically generate an average of €10,000 per month, reaching up to €120,000 gross per year. Inside, the house is bright and open, with a fireplace, underfloor heating, A/C in all rooms, and 30 solar panels to reduce electricity costs. Outside you'll find a lush tropical-style garden, private pool, large garage (fits several cars), and room to expand — either by adding another level or building a separate one-floor house (subject to approval). The location is another plus: 5 minutes walking to the beach, with easy access to Marbella center. The area is developing fast — the coastal walkway is being renovated, making the beachside experience even better, and there are new projects happening nearby that add value to the area. Since this is an updated older property, there are a few important legal details to understand before visiting. All documentation is ready and will be shared in advance. If it sounds like what you're looking for — reach out. I'll give you all the info and show you around.



## Funktioner:

### Funktioner

Dækket terrasse  
I nærheden af transport  
Privat terrasse  
Opbevaringsrum  
Ensuite badeværelse  
Marmorgulve  
Dobbeltvindue  
Monterede garderober  
Solarium  
Gæstefejlighed  
Værktøjsrum  
Grill  
Kælder

### Synspunkter

Hav  
Bjerg  
Panoramisk  
Have  
Pool

### Pool

Opvarmet  
Privat

### Have

Privat

### Hjælpeprogrammer

Solvandsopvarmning

### Orientering

Syd

### Indstilling

Tæt på havn  
Tæt på havet  
Tæt på butikker  
Tæt på byen  
Tæt på skoler

### Møbel

Fuldt møbleret

### Sikkerhed

Alarmsystem  
Elektriske persienner  
Indgangstelefon

### Kategori

Luksus

### Klimakontrol

Aircondition  
Ildsted  
U/f opvarmning

### Tilstand

Fremragende  
For nylig renoveret

### Køkken

Delvist monteret

### Parkering

Dækket  
Mere end en