



## SAMOSTATN? STOJÍCÍ VILA 6 LOŽNICE

📍 Marbella

**REF# R4894558 – 1.931.000€**

IBI

1241 €/YEAR

Garbage

139 €/YEAR

Community

1140 €/YEAR



6

Ložnice



7.5

Koupelny



420 m<sup>2</sup>

Built



1350 m<sup>2</sup>

Plot



50 m<sup>2</sup>

Terrace

Nestled in sunny Marbella East, this fully renovated Andalucian-style villa, built in 1968, combines traditional Andalucian charm with modern luxury. The entire interior of the villa has been renovated,

including all of the electrical and plumbing framework. All renovations were completed in 2020.

Just a 2-minute drive from pristine nearby beaches and Opium Beach Club and a 5 minute drive from the vibrant Ricardo Soriano Avenue in Marbella City Centre, the villa is situated for those seeking the ultimate Mediterranean lifestyle. It sits on a 1350 m<sup>2</sup> plot with stunning partial views of the mediterranean sea and "La Concha" mountain, and has a total built surface of 420m<sup>2</sup>. The substantial size of the plot also provides enough size to build up to two single floor villas or to add an additional floor to the current build.

The 248 m<sup>2</sup> main house features 4 bedrooms with 2 en-suite bathrooms and 1 guest bathroom. The spacious living room flows seamlessly into a fully equipped modern kitchen, designed for both functionality and style. Outside, a private pool surrounded by lush greenery and an expansive garden offers a tranquil space to unwind and enjoy the sub-tropical climate. Additional amenities include a private carport for two large vehicles and a large onsite storage room. The house is also Eco-friendly and has 30 solar panels. Each solar panel produces 0,4 kW/h, and has a power output of up to 10 kW/h. This inturn saves the current homeowners more than 20 Megawatts of electricity per year. It also has its own water well, it is 80 meters deep. This inturn also saves the current homeowners more than 1.500 m<sup>3</sup> of water per year.

The property also includes two ground-floor individual single bedroom guest apartments that can be rented out on a short term period during the high season and provide a good income. Both guest apartments provide a stable income of more than 55.000 € during the high season and have an occupancy rate of 90% from online platforms like airbnb.com and booking.com.

Combining historical Andalucian charm with modern spaces, this luxurious villa is a highly desirable property for both homeowners and investors, offering a serene permanent family home or a lucrative holiday rental investment opportunity.





