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House in Marbella

Bedrooms	7	Bathrooms	5	Built	420m2	Plot	1350m2
R5168227		**House**		**Marbella**		**1.595.000€**	

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.

Barbeque	Barbeque	Basement
Covered Terrace	Double Glazing	Ensuite Bathroom
Fitted Wardrobes	Guest Apartment	Marble Flooring
Near Transport	Private Terrace	Solarium
Storage Room	Utility Room	

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