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House ■ Nueva Andalucía ■■■■■■■■■■: R5037583

■■■■■■■■: 8 ■■■■■■■: 6 M²: 643 ■■■■■: 3 500 000 €

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■■■■■■■■■:Exceptional Investment Opportunity in Nueva Andalucía – Marbella's Prime Location Welcome to one of the most promising investment opportunities on the Costa del Sol. If you're looking to secure a property in a prestigious gated community in Nueva Andalucía, just a short walk from Puerto Banús, Centro Plaza, and Marbella Arena, this is an offer not to be missed. This eight-bedroom villa is located in the highly sought-after La Pera Exclusive Urbanisation, one of the most secure and central residential areas in Marbella—renowned for its privacy, proximity to lifestyle amenities, and exceptional value growth. Set on a spacious 1,521 m² plot, the villa boasts an impressive 643 m² of built area, offering a rare combination of scale, elegance, and unbeatable location. It features a private swimming pool, large garden, and panoramic sea views. Property layout: Main villa with seven bedrooms: four on the ground floor and three on the upper floor. Two bathrooms plus a guest toilet on the ground floor. Upstairs: a master bedroom with en-suite and an additional bathroom. Independent guest apartment with one bedroom, small kitchen, and private bathroom—ideal for staff, guests, or short-term rental. Additional features include a spacious living room, open-plan kitchen, laundry room, and generous natural light throughout. The villa is being sold with an optional, fully designed refurbishment project, including visual renderings that showcase the potential to transform the property into a modern, luxury residence. Buyers can choose to renovate the existing structure or build anew within the same footprint using the active building license already in place. Whether you are looking for a high-return flip, a luxury residence, or a long-term investment, this is a unique opportunity. With projected returns of up to four times the initial investment, this property is a true gem for any investor. Currently rented until September, but viewings are available by appointment. Contact me today for more information, floor plans, or to schedule a visit. Detached Villa, Nueva Andalucía, Costa del Sol. 6 Bedrooms, 6 Bathrooms, Built 643 m², Terrace 100 m², Garden/Plot 1521 m². Setting : Close To Golf, Close To Sea, Close To Marina, Urbanisation. Orientation : South. Condition : Good. Pool : Private. Climate Control : Air Conditioning, Central Heating. Views : Panoramic. Features : Covered Terrace, Private Terrace. Garden : Private. Category : Investment.

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