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Luxury Realty
real estate

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Terraced Townhouse in Nueva Andalucía

Reference: R5291764



Bedrooms: 1

Bathrooms: 1

M² Build size: 45

Price: 235,000 €

Status: Sale

Property Type: Terraced Townhouse

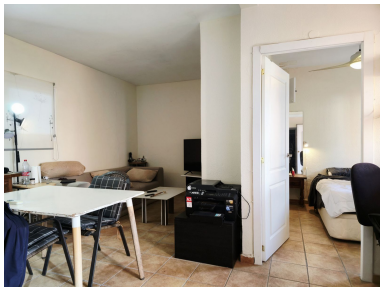
Parking places: by request

M² Plot Size: 112













Overview:

Luxury Realty proudly presents a unique and compelling investment proposition nestled in the heart of Nueva Andalucía, Marbella – an address synonymous with opulence and a coveted lifestyle on the sun-drenched coast of Southern Spain. This exclusive offering is meticulously tailored for astute investors seeking a strategic, long-term asset with significant appreciation potential within one of Europe's most desirable luxury real estate markets.

A Prime Location in the Heart of the Costa del Sol

Strategically positioned in Nueva Andalucía, this property boasts an unparalleled location blending tranquility with vibrant activity. Known as 'The Golf Valley,' the area is celebrated for world-class golf courses like Aloha, Los Naranjos, and Las Brisas, all just a two-minute drive away. This proximity to championship greens offers immense appeal for future residents or holidaymakers.

The property's enviable address places it just a five-minute drive from the iconic Puerto Banús, a glittering hub of superyachts, designer boutiques, and gourmet dining. This proximity ensures access to Marbella’s high-end leisure and entertainment, enhancing the property's intrinsic value and future appeal. Daily conveniences, including shops and essential services, are also within comfortable walking distance, ensuring a practical and desirable living environment.

Nueva Andalucía is a highly sought-after residential area, characterized by stunning natural beauty, panoramic mountain and sea views, and a sophisticated international community. Its reputation as a safe, luxurious, and well-connected locale in Southern Spain establishes it as a prime investment destination, promising sustained demand and capital growth.

The Bare Ownership Advantage: A Strategic Investment Model

This offering is exclusively presented on a bare ownership basis (nuda propiedad), a sophisticated and often overlooked investment strategy. The lifetime usufruct is currently retained by an elderly individual, meaning the investor acquires full ownership of the property itself, while the usufructuary retains the right to use and enjoy it for their lifetime. This arrangement significantly reduces the initial purchase price compared to full ownership, offering an immediate and substantial equity advantage.

For cash buyers, this opportunity is particularly compelling, eliminating financing complexities and positioning the investor for maximum long-term capital appreciation. The benefit lies in acquiring a prime asset at a reduced cost, with full value realized upon the reversion of the usufruct. This model is ideal for investors with a long-term horizon seeking a foothold in Marbella’s exclusive market with a distinct financial edge, preparing for significant future returns.

Unleashing Potential: A Bespoke Renovation and Extension Project

Currently requiring a comprehensive renovation, the property presents a blank canvas for transformation into a bespoke luxury residence. This is an opportunity to entirely redefine and elevate the living space to meet the exacting standards of the Marbella luxury market. Crucially, it offers remarkable potential for expansion, including the addition of an extra floor.

This architectural flexibility allows for its conversion into a magnificent townhouse featuring 2 to 3 spacious bedrooms and 2 to 3 exquisite bathrooms, designed with contemporary elegance and high-end finishes. Imagine open-plan living, a state-of-the-art kitchen, and luxurious private sanctuaries, crafted to maximize comfort and aesthetic appeal. The direct street entrance offers unparalleled privacy and convenience, a rare and highly valued feature, especially combined with the complete absence of community fees, significantly reducing ongoing operational costs.

Post-renovation, the projected market value of this transformed townhouse is estimated to comfortably exceed €600,000. This substantial uplift underscores the immense value-add proposition. The ability to design and execute a renovation tailored to modern luxury tastes further enhances its appeal and marketability, ensuring a premium return on investment.

Exclusive Amenities and Future Value

Adding to its considerable appeal, the property includes a dedicated covered parking space, a highly sought-after amenity in Nueva Andalucía, providing secure and convenient vehicle storage. This feature contributes to both the practicality and the overall value of the property.

The investment in a property of this nature in Nueva Andalucía represents not just an acquisition, but a strategic placement within a continually appreciating market. Marbella’s enduring international appeal, robust tourism sector, and consistent demand for luxury residences ensure a stable and upward trajectory for property values.

Your Next Step Towards a Lucrative Investment

This exceptional bare ownership opportunity in Nueva Andalucía offers a rare combination of prime location, strategic acquisition cost, and substantial value-add potential. It is an ideal asset for sophisticated, cash-only investors looking to capitalize on Marbella’s dynamic luxury real estate market with a long-term vision.

Luxury Realty invites discerning investors to explore this compelling opportunity. For a detailed viewing or further information regarding this investment gem, please contact our expert team. Seize the chance to secure a truly remarkable asset in Southern Spain's most coveted destination.

Features:

None, Sea views, None, Private garden, Parking, Resale