

Villa in Nueva Andalucía

Reference: R5423968

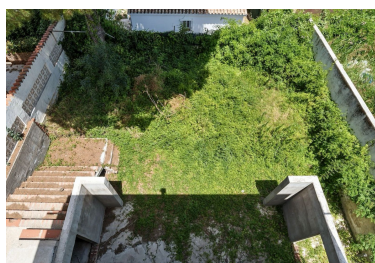


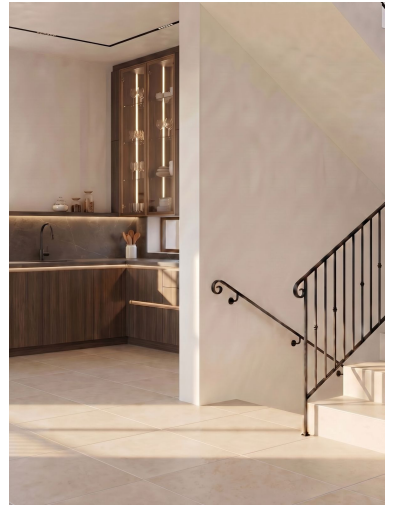
Bedrooms: 5
Status: Sale

Bathrooms: 5
Property Type: Villa

M² Build size: 274
Parking places: by request

Price: 892,500 €
M² Plot Size: 413





Overview:

Luxury Realty is proud to present a unique and exceptional investment opportunity in the heart of Nueva Andalucía, Marbella – a location synonymous with luxury, prestige, and the quintessential Southern Spanish lifestyle. This distinguished detached villa, poised on a generous 413m² plot with a substantial built area of 274m², offers a rare combination of prime location, breathtaking views, and the invaluable advantage of a fully de-risked construction project. It represents an astute acquisition for the discerning buyer seeking to craft their dream home without the customary uncertainties of a traditional renovation.

Nestled within the famed 'Golf Valley' of Nueva Andalucía, this property benefits from an address that is highly coveted by international clientele. Marbella, an iconic jewel of Southern Spain, is celebrated for its glorious Mediterranean climate, world-class golf courses, exquisite gastronomy, and vibrant social scene. Nueva Andalucía stands out as one of its most exclusive residential districts, providing both tranquil seclusion and immediate proximity to the glamorous Puerto Banús, where designer boutiques, fine dining establishments, and luxury yachts define the sophisticated coastal experience. The convenience of being within walking distance to such a prestigious hub elevates this villa's appeal significantly, promising an unparalleled lifestyle of ease and opulence.

The villa's current blueprint features three well-appointed bedrooms, offering a solid foundation for a family home or a luxurious retreat. However, its true transformative potential lies within its expansive basement area. This substantial space is not merely an afterthought but a meticulously prepared canvas, designed for effortless conversion into one, or even two, additional bedroom suites. Imagine the possibilities: a private guest wing, a state-of-the-art home cinema, a bespoke fitness studio, or a lavish spa retreat. This flexibility to expand to a 4th or 5th bedroom significantly enhances the property's utility, broadens its appeal, and, crucially, delivers a substantial uplift in market value with minimal additional investment.

Beyond its spacious interiors and development potential, the villa boasts an array of desirable features that encapsulate the Marbella dream. A private swimming pool offers a refreshing oasis for relaxation and entertainment under the Spanish sun. Ascend to the impressive rooftop terrace, and you are greeted by panoramic vistas that capture the iconic silhouette of La Concha mountain and captivating partial sea views – a truly spectacular backdrop for al fresco dining or enjoying the vibrant sunsets. These coveted views, combined with the villa's strategic positioning just steps from the lively pulse of Puerto Banús, cement its status as a premium residence offering both serenity and accessibility.

What truly sets this opportunity apart, distinguishing it from countless other properties on the market, is its unique and highly advantageous legal status. Just four weeks prior, this property achieved full legalisation, receiving all necessary permits and approvals. This critical milestone signifies that the previous owner undertook the meticulous process of upgrading the construction to meet every stringent requirement, ensuring full compliance with local regulations. This is not a project shrouded in ambiguity; rather, it's an investment underpinned by absolute legal certainty. For the buyer, this translates into invaluable peace of mind, eliminating the potential for future complications that often plague unpermitted or partially renovated properties.

The implications of this legal standing are profound. Crucially, the major structural work has already been completed, inspected, and approved. You are not acquiring a renovation from scratch, fraught with the unpredictable challenges and escalating costs of uncovering hidden structural issues. Instead, you are purchasing a carefully prepared 'finish-out' project. This means the inherent risks typically associated with major structural undertakings are entirely mitigated. The budget risk is significantly lower than a typical renovation, providing a clear financial advantage and greater predictability in project planning. This allows the new owner to focus solely on the exciting phase of interior design and personal customisation, bringing their vision to life with confidence and control.

This villa represents a truly smart investment. The ability to easily convert the basement into additional bedroom suites at a minimal cost offers a major value uplift, significantly enhancing both the property's functionality and its market appeal. Combined with the magnetic allure of its sea and La Concha views, the desirable rooftop terrace, and its unparalleled walking proximity to Puerto Banús, this property exhibits an exceptionally strong resale and rental profile. Marbella continues to be a magnet for high-net-worth individuals and luxury holidaymakers, ensuring a robust demand for premium properties. This villa, with its de-risked potential and prime location, is perfectly positioned to capitalize on this enduring market strength, promising not only a magnificent personal residence but also a lucrative asset within a world-class destination.

Features:

Pool, Sea views, Mountain views, Private garden, Parking, Investment