

Villa in Nueva Andalucía

Reference: R5461816



Bedrooms: 5

Bathrooms: 6

M² Build size: 388

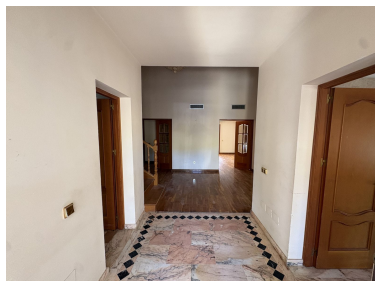
Price: 2,300,000 €

Status: Sale

Property Type: Villa

Parking places: by request

M² Plot Size: 1,229





Overview:

Welcome to an unparalleled investment and lifestyle proposition presented by Luxury Realty. We are thrilled to unveil a truly exceptional renovation opportunity, perfectly situated in the heart of Nueva Andalucía, Marbella. This is more than just a property; it's a blank canvas for discerning individuals to craft their ultimate Mediterranean sanctuary or to realize a high-yield investment in one of Europe's most coveted destinations. Positioned merely 100 meters from a principal avenue, granting effortless access to the area's vibrant pulse, this offering epitomizes prime location married with significant potential.

Nueva Andalucía: The Epitome of Mediterranean Luxury Living

Nestled within the sun-drenched Costa del Sol in Southern Spain, Nueva Andalucía stands as a beacon of upscale living, often referred to as 'The Golf Valley' due to its impressive concentration of world-class golf courses. This exclusive enclave of Marbella is renowned for its elegant residential areas, offering a perfect blend of tranquility and proximity to vibrant amenities. Residents enjoy an unparalleled lifestyle, with a short drive connecting them to the glamorous marina of Puerto Banús, where designer boutiques, exquisite dining, and sophisticated nightlife await.

The appeal of Nueva Andalucía extends beyond its golfing greens and luxurious yachts. The area boasts an array of international schools, catering to families seeking top-tier education, alongside gourmet restaurants, chic cafés, and essential services, all contributing to a seamless and comfortable existence. Its strategic location provides breathtaking views of the Mediterranean Sea, the majestic La Concha mountain, and the lush green fairways, creating a picturesque backdrop for everyday life. Marbella itself is synonymous with luxury tourism, offering a vibrant social scene, pristine beaches, and a perpetual climate that promises over 300 days of sunshine a year. Investing in Nueva Andalucía is not just buying a property; it's buying into a lifestyle of sophistication, leisure, and unparalleled natural beauty.

An Unrivalled Renovation Prospect: Designed for Efficiency and Value

What sets this particular property apart is its extraordinary foundation – a "fantastic shell and core." This crucial detail is a game-changer for any visionary buyer or investor. It means the property possesses a robust, structurally sound framework, free from the complexities and unknown expenses often associated with properties requiring extensive structural overhauls. The heavy lifting, in essence, has already been done, leaving you with the exciting task of designing and fitting out the interiors to your exact specifications and aesthetic desires.

This foundational integrity translates into a renovation project that is not only straightforward but also remarkably cost-effective and timely. Unlike properties that demand demolition, structural reinforcement, or lengthy approval processes for major architectural changes, this asset streamlines the entire development cycle. The most compelling advantage is the rare and highly sought-after characteristic that it *does not require a major license* for its completion. This eliminates significant bureaucratic hurdles, reduces waiting times, and substantially cuts down on administrative costs, allowing for a swift transition from acquisition to a stunning, fully realized residence or a lucrative rental asset. This unique attribute ensures that your investment can begin generating returns much sooner than traditional renovation projects.

Exceptional Investment Returns: Realizing €11,000 per Square Meter

For the astute investor, the financial projections associated with this opportunity are nothing short of compelling. Our market analysis, underpinned by extensive local expertise and current property valuations in Nueva Andalucía, indicates an achievable end value post-renovation of an impressive €11,000 per square meter. This figure is a testament to the enduring desirability of the location, the inherent value of a meticulously renovated property in this prime area, and the consistent upward trend in Marbella's luxury real estate market.

The demand for high-quality, modern, and exquisitely finished properties in Nueva Andalucía remains consistently strong, driven by both international buyers seeking holiday homes and permanent residences, and a robust rental market that offers attractive yields. By transforming this shell and core into a bespoke luxury dwelling, you are not merely enhancing its aesthetic appeal; you are significantly elevating its market value and securing a highly liquid asset in a resilient market. This projection offers a clear roadmap to a substantial return on investment, making this opportunity particularly attractive to those looking to maximize capital appreciation in a blue-chip location.

Seamless Acquisition with Luxury Realty: Your Path to Marbella Ownership

At Luxury Realty, we understand that time is a precious commodity, especially for our esteemed clientele. Therefore, we have ensured that the acquisition process for this exceptional property is as seamless and expedient as the renovation itself. We invite you to contact us for an immediate viewing, allowing you to personally experience the potential and envision the future of this unique offering. Our team of dedicated professionals is ready to provide you with all necessary information, facilitate access, and answer any questions you may have.

Furthermore, a defining characteristic of this particular opportunity is the possibility of an "instant purchase." This signifies a clean, straightforward transaction, free from the encumbrances of complex financing arrangements or protracted negotiations. There is "no debt" associated with the property, ensuring a clear title and peace of mind for the buyer. The absence of "complexities" guarantees a transparent and efficient closing process, enabling a swift transfer of ownership. This remarkable ease of acquisition, coupled with the property's inherent value and renovation potential, makes it an exceptionally attractive proposition for serious buyers ready to act decisively. Do not let this rare chance to own a piece of Marbella's most desirable real estate slip away.

Features:

None, Pool, Mountain views, Private garden, Parking, Investment, Resale