

## Villa for sale in Nueva Andalucía, Costa del Sol

8 Bedrooms | 6 Bathrooms | 643 m<sup>2</sup> Interior | 100 m<sup>2</sup> Terraces | **Garden** Yes | **Pool** Yes |



### Property Description

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 m<sup>2</sup> plot, the villa boasts an impressive 643 m<sup>2</sup> 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.

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.  
Urb. Marbella Real, Local 2 (29602) Marbella - Spain Tel. +34 952 765 428 - Email. [info@marbellaliving.com](mailto:info@marbellaliving.com)  
Independent guest apartment with one bedroom, small kitchen, and private bathroom—ideal for

staff, guests, or short-term rental.

## MARBELLA LIVING

Estate Agents

Additional features include a spacious living room, open-plan kitchen, laundry room, and generous natural light throughout.

€ 3,500,000

Ref: R5037583

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 m<sup>2</sup>, Terrace 100 m<sup>2</sup>, Garden/Plot 1521 m<sup>2</sup>.

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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