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House in Nueva Andalucía

Bedrooms	**5**	Bathrooms	**6**	Built	**420m2**	Plot	**1128m2**

R5462032	**House**	**Nueva Andalucía**	**3.900.000€**

Luxury Villa for Sale in Nueva Andalucía, Marbella | High Investment Potential Exclusive luxury villa for sale in Nueva Andalucía, Marbella, located in one of the most prestigious and sought-after residential areas on the Costa del Sol. This exceptional property combines contemporary elegance, generous living spaces, privacy, technology and a prime location, making it an outstanding private residence as well as an attractive investment opportunity. Set on a plot of approximately 1,100 m², the villa offers 420 m² of built interior space, complemented by an impressive 240 m² of terraces. The generous outdoor areas create a seamless connection between the interior and exterior spaces, providing the perfect setting to enjoy Marbella's exceptional Mediterranean lifestyle. The villa benefits from a southwest orientation, ensuring excellent natural light and sunshine throughout much of the day. The outdoor areas have been carefully designed for both relaxation and entertaining, featuring a stylish private saltwater swimming pool and several areas for outdoor living and socialising. Contemporary Interiors Designed for Comfort The property features a spacious and functional layout with 5 generous bedrooms, all with en-suite bathrooms, together with a guest toilet. The main living areas have been designed around an open-plan concept, with a modern open-plan kitchen seamlessly integrated with the living and dining areas. This creates a bright and sophisticated space that is equally suited to everyday family life and entertaining guests. Additional features include a separate laundry room, a comprehensive

home automation system providing enhanced control and comfort throughout the property, and a private garage for two vehicles. Prime Location in Nueva Andalucía Nueva Andalucía is one of the most prestigious residential areas of Marbella and the Costa del Sol, renowned for its luxury villas, international appeal and proximity to some of the area's finest amenities. The property is conveniently located close to Puerto Banús, prestigious golf courses, international schools, restaurants, boutiques and a wide range of premium services. Its strategic position also provides easy access to Marbella's Golden Mile, Marbella town centre and the surrounding golf communities, making Nueva Andalucía one of the most established and desirable locations for luxury property investment on the Costa del Sol. Exceptional Rental & Investment Potential In addition to being an outstanding private residence, the villa offers significant potential as a luxury holiday rental property, benefiting from its location, size, accommodation capacity and proximity to Marbella's main attractions. According to the information provided, the property achieves estimated average holiday rental revenues of approximately €300,000 per year or more. This figure should be independently verified through the relevant financial and contractual documentation as part of the due diligence process. This potential income makes the villa particularly attractive to investors seeking to combine ownership of a prime Marbella property with the potential for substantial recurring rental income. Potential Acquisition Through the Owning Company There is also the possibility of exploring the acquisition of the Spanish limited company (SL) that currently owns the property. Depending on the buyer's circumstances and the final structure of the transaction, this may provide an alternative acquisition structure and could potentially optimise certain transaction-related tax costs. Any acquisition of the company should, however, be subject to independent legal, tax and financial advice, as well as comprehensive due diligence on both the company and the underlying property. Key Features Luxury villa for sale in Nueva Andalucía, Marbella Approx. 1,000 m² plot 420 m² built interior 240 m² of terraces Southwest orientation 5 bedrooms 5 en-suite bathrooms Guest toilet Modern open-plan kitchen Spacious living and dining areas Extensive indoor and outdoor living spaces Private saltwater swimming pool Home automation system Separate laundry room Private garage for 2 vehicles Excellent privacy Close to Puerto Banús and Marbella's Golden Mile Close to prestigious golf courses and international schools Strong luxury holiday rental potential Reported rental revenue of approximately €300,000+ per year, subject to verification Potential acquisition of the owning SL company, subject to legal and tax due diligence A Prime Marbella Investment Opportunity This luxury villa for sale in Nueva Andalucía, Marbella, offers a rare combination of prime location, generous proportions, sophisticated living spaces, privacy, modern technology and strong investment potential. Whether acquired as a prestigious private residence, a luxury holiday home ?or ?an ?income-generating ?investment, ?the property represents ?an ?exceptional opportunity to secure a ?high-end asset ?in one ?of ?the Costa del Sol's ?most ?established ?and ?internationally ?sought-after ?residential ?markets.

Covered Terrace	Covered Terrace	Fitted Wardrobes
Private Terrace	Storage Room	Utility Room