



R5050192

📍 Guadiaro

REF# R5050192    400.000 €

BEDS

4

BATHS

2.5

BUILT

184 m<sup>2</sup>

PLOT

778 m<sup>2</sup>

## DETACHED VILLA IN PUEBLO NUEVO DE GUADIARO – HUGE POTENTIAL FOR TRANSFORMATION & CAPITAL GROWTH

A rare opportunity to transform and add value in one of the Costa del Sol's most desirable up-and-coming locations.

Situated in the very heart of Pueblo Nuevo de Guadiaro, this spacious 4-bedroom, 2.5-bathroom detached villa sits on a generous 778 m<sup>2</sup> plot. While the property is in need of a full renovation, it presents an exceptional canvas for those looking to create a bespoke family home, holiday retreat, or high-return investment property.

### Key Highlights:

? Ample Space & Flexible Layout: With 184 m<sup>2</sup> of living space, this villa offers endless possibilities to redesign and modernize, allowing you to craft bright, open-plan interiors tailored to your lifestyle.

? Lush Private Garden & Pool: The mature garden, with avocado and lemon trees, creates a private oasis complemented by a private pool, covered terrace, and an enclosed rear terrace—ideal for outdoor living and entertaining.

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? Prime Location: Walking distance to local shops, restaurants, schools, and minutes from Sotogrande Marina, beaches, and golf courses, making it an unbeatable location for both lifestyle and investment.

? Full Renovation Required – Huge Potential: The property requires comprehensive refurbishment, providing savvy buyers with an opportunity to create significant capital appreciation. In a thriving area like Pueblo Nuevo, renovated homes are in high demand and command premium prices.

? South-East Orientation: Ensures abundant natural light throughout the day, enhancing your future design choices.

Why Invest Here?

This property is a blank canvas in a booming neighborhood, offering the perfect combination of location, land size, and potential for capital growth. Properties like this, with renovation upside in such a strategic position, are increasingly scarce.

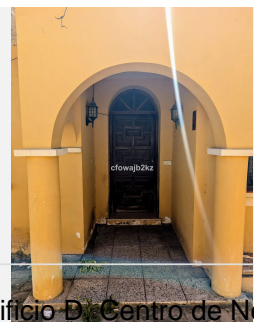
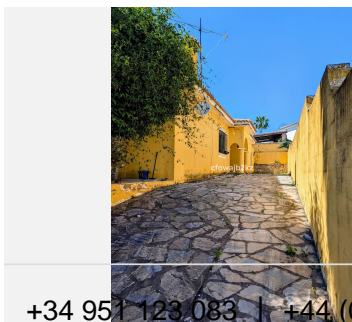
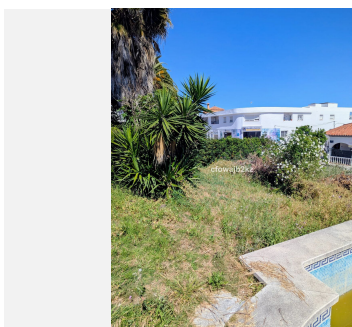
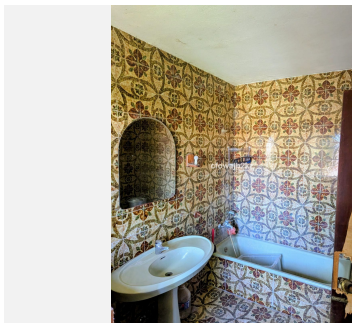
? Serious investors, renovators, and visionary homeowners – viewing is highly recommended. Book your private tour today and see the potential for yourself.

Revised Headlines:

1. Detached Villa with Huge Renovation Potential & Capital Growth in Pueblo Nuevo de Guadiaro

2. Transform & Add Value: Detached Villa with Pool & Garden in Prime Pueblo Nuevo

3. Rare Investment Opportunity – Renovation Project in the Heart of Pueblo Nuevo





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