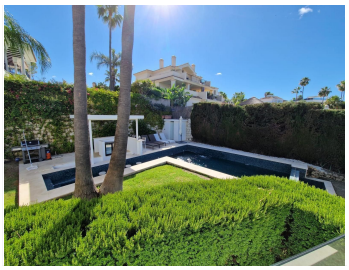
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R5462032

Nueva Andalucía

REF# R5462032 3.900.000 €

BEDS	BATHS	BUILT	PLOT	TERRACE
5	6	420 m²	1128 m²	240 m²

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.

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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.

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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.

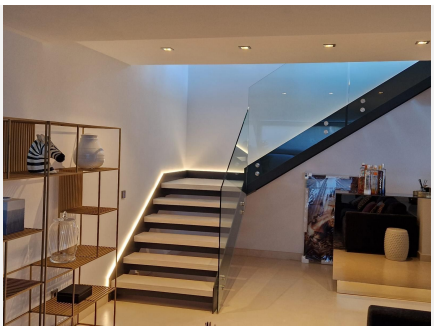
Whether acquired as a prestigious private residence, a luxury holiday home ?or ?an ?income-generating ?investment, ?the property ?represents an exceptional ?opportunity to ?secure a ?high-end ?asset in one ?of the ?Costa del Sol's ?most ?established ?and ?internationally ?sought-after ?residential ?markets.

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