

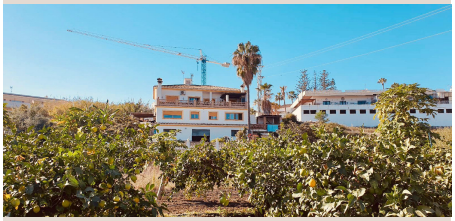
CANCELADA

1,500,000 €

REFERENCE R4503943

Exceptional Development Opportunity: A Grand Estate in the Heart of Cancelada, Southern Spain

7	6	513 m²	3,827 m²	55 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

This is more than just a property; it's a canvas for visionary investors and discerning homeowners alike. Nestled in the vibrant heart of Cancelada, a charming and increasingly sought-after traditional Spanish village on Spain's stunning Costa del Sol, this expansive estate offers an unparalleled blend of spacious living, prime location, and immense development potential. Southern Spain, renowned for its enviable climate, picturesque landscapes, and luxurious lifestyle, attracts global attention, making this an extraordinarily rare and valuable acquisition.

Commanding a generous plot of nearly 4,000 square meters, a truly exceptional size for a central village location, the existing residence presents a unique architectural character. Currently configured as three independent apartments, each with its own distinct deed, the property provides immediate versatility. This offers a ready-made solution for multi-generational living, a sophisticated rental income stream, or seamless integration into a larger, singular dwelling. Beneath the main structure lies an expansive basement, offering ample space for storage, utilities, or conversion into a private gym, wine cellar, or home cinema, subject to personal vision.

The exterior grounds are a true highlight, unfolding over an impressive area. These lush grounds encapsulate a private oasis, featuring a sparkling swimming pool, perfectly positioned for relaxation under the Mediterranean sun. Adjacent to the main house and pool, an extensive irrigated field currently thrives as a productive orchard, adorned with mature fruit trees. This verdant expanse offers aesthetic beauty, natural tranquility, and potential for sustainable living or vast private gardens, creating an idyllic escape within the convenience of the village center.

Cancelada, a hidden gem on the Western Costa del Sol, offers authentic Spanish 'pueblo' charm, mere minutes from Marbella, Estepona, and Puerto Banús. Its strategic location grants easy access to pristine beaches, renowned golf courses, upscale restaurants, and luxury boutiques. The village boasts its own array of local shops, eateries, and services, ensuring daily convenience and a high quality of life. This harmonious balance between traditional allure and modern accessibility underscores the extraordinary value of this property's setting.

For the astute investor or visionary homeowner, this property presents a compelling opportunity with multiple avenues for significant returns. Its current configuration into three distinct apartments, each with separate legal deeds, streamlines the creation of a high-yield aparthotel or a portfolio of premium rental units, capitalizing on Southern Spain's robust tourism market. Alternatively, this estate offers the rare chance to create a magnificent, bespoke villa; transforming the existing structure into a grand, singular home on an expansive private plot in the village heart. This presents an exclusive proposition for discerning buyers seeking privacy, space, and prestige. Furthermore, the sheer size and central positioning of the plot itself (nearly 4,000 sqm) offer exceptional development potential. Subject to local planning, possibilities include further subdivision, construction of luxury townhouses, or an exclusive residential complex. This inherent land value, combined with its enviable location, renders this estate a truly compelling asset for developers capitalizing on the thriving market of Southern Spain.

This remarkable property is a gateway to diverse possibilities: a flourishing aparthotel, an opulent private villa, or a strategic development project. It promises not just a location, but a lifestyle – one of convenience, luxury, and unparalleled potential in one of Southern Spain's most charming locales. We invite visionary buyers to explore this extraordinary offering, where tradition meets opportunity in a truly unique setting.

Details

Reference	R4503943	Property Type	Villa
Status	Sale	Price	1,500,000 €

Bedrooms	7	Bathrooms	6
Build size	513 m²	Plot Size	3,827 m²
Terrace	55 m²	Parking places	by request

Features

Pool, Mountain views, Private garden, Parking, Holiday Home, Investment, Resale