

NUEVA ANDALUCÍA

1,300,000 €

REFERENCE R5048824

# A Prestigious Renovation Opportunity in Marbella's Esteemed Nueva Andalucía

| 7 | 356 m² | 1,539 m² |
|---|---|---|
| BEDROOMS | BUILT | PLOT |













# Description

Nestled within the highly coveted enclave of El Colorado, amidst Marbella's esteemed Nueva Andalucía, this magnificent villa unveils an unparalleled opportunity for discerning buyers. It represents not merely a property, but a blank canvas – a visionary renovation project poised to transform into an exquisite, bespoke luxury residence. Strategically positioned in the heart of Southern Spain's glamorous coastline, this estate promises the coveted Marbella lifestyle, blending serene privacy with effortless access to vibrant amenities.

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Spanning an impressive built area of 356m² and set upon a generous, sun-drenched plot of 1,539m², this grand residence currently features seven well-appointed bedrooms, five full bathrooms, and an additional guest toilet. This extensive footprint offers abundant space for family living or an exquisite arrangement of suites. The substantial plot size provides a rare commodity in this sought-after area, ensuring ample outdoor space for magnificent landscaping, entertaining, and ultimate privacy.

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The property’s enviable location is truly its crown jewel. Nueva Andalucía, often referred to as 'Golf Valley', is synonymous with luxury living, world-class golf courses, and an international community. From this privileged address, residents enjoy unparalleled access to prestigious golf clubs like Las Brisas, Los Naranjos, and Aloha Golf, ideal for enthusiasts. Beyond the greens, sophisticated amenities lie moments away: international schools, gourmet supermarkets, high-end boutiques, and diverse culinary experiences. The vibrant energy of Puerto Banús, with its luxurious yachts, designer stores, and lively nightlife, is a mere stone's throw, while pristine Mediterranean beaches beckon for sun-drenched days. Excellent transport links connect this prime locale to Marbella’s charming Old Town, Málaga International Airport, and other captivating destinations along the Costa del Sol.

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Conceived for gracious family living and sophisticated entertaining, the villa’s interior spaces exude classic charm, awaiting a contemporary vision. A grand, spacious living room, anchored by a fireplace, serves as the heart of the home, perfect for intimate gatherings or lavish celebrations. A distinct dining room promises elegant meal experiences, while a dedicated guest room provides comfort for visitors. Throughout, gleaming marble flooring adds a touch of timeless elegance. Double glazing ensures comfort and tranquility, with fitted wardrobes and security shutters for enhanced security. The extensive basement area presents versatile possibilities, perfect for a home cinema, state-of-the-art gym, wine cellar, or additional accommodation. Practicality is paramount, with secure private garaging for three vehicles, plus a substantial car port for two to three more, alongside ample storage.

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The allure of Marbella's outdoor lifestyle is fully embraced within this property's expansive grounds. A resplendent private swimming pool, shimmering under the Andalusian sun, forms the centrepiece of the meticulously manicured, mature gardens. From various vantage points, residents can enjoy captivating pool and garden views, creating an atmosphere of serene escape. A multitude of sun-drenched and shaded terraces, both covered and uncovered, invite moments of ultimate relaxation, offering idyllic settings for morning coffee, evening cocktails, or grand al fresco dining. A dedicated barbeque area, with an outdoor guest toilet, makes entertaining seamless. Perched gracefully on a tranquil mountainside, the villa benefits from picturesque surroundings and elevated privacy, while its immediate proximity to a well-maintained children's playground makes it an ideal family haven.

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While poised for a comprehensive renovation, this distinguished villa offers far more than a mere project; it presents a rare and extraordinary opportunity to craft a truly bespoke masterpiece within one of Marbella's most prestigious neighbourhoods. Imagine reimagining these expansive spaces, infusing them with contemporary luxury, cutting-edge technology, and personalised design elements to create a residence reflecting your unique vision and lifestyle. Whether envisioned as an opulent permanent family residence, a sophisticated holiday retreat, or a lucrative investment property, this estate's exceptional blend of generous space, unparalleled location, and immense potential is unequivocally designed to captivate and inspire discerning international buyers seeking to create their dream home in Nueva Andalucía.

# Details

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| Reference | R5048824 | Property Type | Villa |
| Status | Sale | Price | 1,300,000 € |
| Bedrooms | 7 | Bathrooms | by request |
| Build size | 356 m² | Plot Size | 1,539 m² |
| Terrace | – | Parking places | by request |

## Features

Pool, Private garden, Parking