

NUEVA ANDALUCÍA

645,000 €

REFERENCE R5515855

Exclusive Investment Opportunity: A Diamond in the Rough in Peñablanca – Aloha Golf, Nueva Andalucía

3	3	117 m²	200 m²	30 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Luxury Realty is proud to present a truly exceptional investment opportunity within one of Marbella's most coveted residential enclaves: the prestigious, gated community of Peñablanca. Nestled in the heart of Aloha Golf, Nueva Andalucía, this distinctive townhouse offers discerning investors, property developers, and ambitious buyers a rare chance to acquire a property with profound renovation and value-add potential in a location synonymous with luxury living.

Nueva Andalucía, strategically positioned in the vibrant south of Spain, is globally renowned as Marbella's 'Golf Valley'. This privileged location is a magnet for those seeking an exclusive lifestyle, blending serene golf courses with sophisticated urban amenities and breathtaking natural beauty. The area boasts proximity to world-class golf clubs like Aloha, Las Brisas, and Los Naranjos, pristine beaches, and the glittering marina of Puerto Banús, ensuring unparalleled convenience and a high demand for prime real estate.

The Peñablanca community itself is a testament to tranquil elegance, offering residents a secure and harmonious environment. Its strategic location grants effortless access to a myriad of upscale restaurants, chic boutiques, essential services, and the lively Marbella city center. This unique blend of privacy, prestige, and accessibility underscores the property's intrinsic value and its strong appeal to both permanent residents and those seeking a luxurious holiday retreat in one of Europe’s most desirable destinations.

This charming townhouse, boasting 117 square meters of built area, currently features three well-proportioned bedrooms and three bathrooms, providing a solid foundation for its future transformation. A standout characteristic is its excellent outdoor living spaces, comprising three private terraces that offer versatile options for al fresco dining, sunbathing, and entertaining guests. These existing features already present a comfortable living experience, but the true allure lies in what it can become.

Distributed thoughtfully over two floors, the property is ripe for a comprehensive, contemporary refurbishment. Imagine transforming this space into a state-of-the-art modern home, characterized by sleek design, premium finishes, and an intelligent layout optimized for contemporary living. A significant advantage is the genuine possibility of converting the current 3-bedroom configuration into a more spacious 4-bedroom townhouse. This architectural flexibility not only enhances its functionality but also significantly boosts its appeal and potential resale value in Marbella's competitive luxury market, catering to larger families or those desiring additional guest accommodation or home office space.

Beyond the individual dwelling, the exclusive residential community of Peñablanca elevates the living experience. Residents benefit from meticulously maintained communal gardens, offering lush green spaces for relaxation and enjoyment. A inviting communal swimming pool provides a perfect oasis for cooling off during warm Andalusian days. Furthermore, the property includes dedicated parking and a convenient storage room, adding practical value and ensuring a seamless, worry-free lifestyle within this esteemed development.

This offering represents a compelling financial proposition for serious investors. The synergy of a prime location in Aloha Golf, Nueva Andalucía, combined with significant renovation potential, positions this townhouse for substantial capital appreciation. The robust and consistently growing demand for luxury properties in Marbella, particularly those that have undergone modern refurbishments, provides a strong foundation for a high return on investment, whether through resale or as a high-yield rental property in the sought-after holiday-home market.

For property developers, this project offers a clear path to creating a high-value asset in an area where demand far outstrips supply for quality renovated homes. The ability to reimagine and execute a vision for a stylish, modern residence in such a desirable postcode is a rare commodity. This is not merely a purchase; it's an opportunity to create value, redefine luxury, and capitalize on the enduring allure of the Marbella lifestyle.

In summary, the key investment highlights are undeniable: a coveted address in Aloha Golf, Nueva Andalucía, within the beautiful south of Spain; extraordinary potential for renovation and subsequent resale value enhancement; the flexibility to expand to four bedrooms; generous outdoor living areas; and the security and amenities of an established, well-regarded residential community. This unique blend ensures strong appeal across both the luxury residential and lucrative holiday-home markets. Luxury Realty identifies this as an unmissable opportunity for those seeking a renovation project with truly exceptional potential for capital appreciation in the very heart of Marbella's iconic Golf Valley.

Details

Reference	R5515855	Property Type	Terraced Townhouse
Status	Sale	Price	645,000 €
Bedrooms	3	Bathrooms	3
Build size	117 m²	Plot Size	200 m²
Terrace	30 m²	Parking places	by request

Features

Pool, Air conditioning, Heating, Sea views, Mountain views, Private garden, Alarm system, 24H Security, Parking, Holiday Home, Investment