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NEW GOLDEN MILE

475,000 €

REFERENCE R5517748

# An Exquisite Coastal Opportunity on Southern Spain's Prestigious New Golden Mile

| 1 | 1 | 62 m² | 30 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | TERRACE |













# Description

Embark on an unparalleled journey to acquire a truly exceptional coastal property, perfectly poised on the illustrious New Golden Mile in southern Spain. This isn't just a property; it's an invitation to a refined Mediterranean lifestyle, a strategic investment, and a canvas awaiting your personal touch, all mere steps from the sun-drenched shores of the Costa del Sol.

The New Golden Mile, nestled between the vibrant allure of Marbella and the charming elegance of Estepona, represents the epitome of luxury coastal living. Famed for its pristine beaches, world-class golf courses, exquisite fine dining establishments, and high-end boutiques, this coveted stretch of coastline offers an enviable quality of life. Imagine waking to the gentle caress of the sea breeze, with championship golf courses and picturesque marinas just moments away. The region boasts a microclimate that gifts over 320 days of sunshine annually, making it an ideal destination for year-round enjoyment and ensuring its enduring appeal to an international clientele. This prime location not only promises a serene escape but also guarantees easy access to international airports, bustling cultural centres, and an array of recreational pursuits.

Currently presenting a charming and well-maintained footprint of one bedroom and one bathroom, this property provides an excellent foundation upon which to build your coastal dream. Thoughtfully designed to maximize comfort within its current configuration, it offers a tranquil haven for individuals or couples seeking an intimate retreat. The interiors, though currently compact, are bright and inviting, reflecting the relaxed ambiance of seaside living. This immediate liveability ensures you can begin enjoying your Spanish escape from day one, while simultaneously planning for its exciting future evolution.

However, what truly elevates this offering above the ordinary is its remarkable potential for expansion. Subject to the necessary planning permissions and technical approvals from local authorities, there exists a unique and highly valuable opportunity to construct an additional floor. This transformative prospect opens the door to significantly enhancing the property's living space, potentially adding a second bedroom, a luxurious master suite, or expanding common areas to create a more expansive and bespoke coastal residence. Envision a private rooftop terrace offering panoramic sea views, an additional guest suite, or a dedicated home office bathed in natural light. This capacity for growth not only allows for a tailored living experience but also represents a substantial opportunity to dramatically increase the property's square footage, its overall value, and its desirability in the competitive luxury market of the New Golden Mile.

Beyond personal enjoyment, this property stands as an outstanding investment vehicle. Its prime location, just metres from the beach and within easy reach of bustling commercial centres, upscale restaurants, and essential amenities, ensures consistent demand from holidaymakers seeking an authentic Mediterranean experience. Crucially, the progressive community of owners within this development explicitly permits holiday rentals, a significant advantage that simplifies the process of generating a robust rental income, subject to applicable regulations and licensing requirements. This flexibility allows owners to seamlessly transition between personal use and lucrative short-term rentals, maximizing the return on their investment while enjoying the freedom of a private coastal retreat. With the strong tourist market in southern Spain, particularly on the New Golden Mile, the potential for attractive rental yields and consistent occupancy rates is exceptionally high.

The real estate market along the New Golden Mile has consistently demonstrated resilience and steady appreciation, driven by its enduring appeal as a premium lifestyle destination. Investing in this region means investing in a market known for its stability and potential for long-term capital growth. The opportunity to expand the property's footprint with an additional floor further compounds this investment potential, as increased square footage in such a sought-after location directly correlates with enhanced market value. This property isn't merely a purchase; it's a strategic entry into one of Europe's most desirable property markets, promising both immediate enjoyment and substantial future returns.

Whether your vision is to discover your own private holiday sanctuary, a serene base for year-round living under the Spanish sun, or a sophisticated coastal investment poised for significant growth, this exceptional property delivers on all fronts. It represents a rare confluence of location, lifestyle, and lucrative potential, inviting discerning buyers to combine the dream of Mediterranean living with a shrewd financial decision. Seize this unparalleled opportunity to craft your ideal coastal retreat and secure a valuable asset in one of southern Spain's most prestigious locations.

# Details

| | | | |
|---|---|---|---|
| Reference | R5517748 | Property Type | Villa |
| Status | Sale | Price | 475,000 € |
| Bedrooms | 1 | Bathrooms | 1 |
| Build size | 62 m² | Plot Size | – |
| Terrace | 30 m² | Parking places | by request |

## Features

Air conditioning, Heating, Private garden, Alarm system, Parking, Beachfront, Investment, Resale

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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