+34 604 489 646
info@luxury-realty.com
luxury-realty.com



NUEVA ANDALUCÍA

■■■■■ ■ Nueva Andalucía

1 650 000 €

■■■■■■■■ R5526934

5	5	300 m²	960 m²	300 m²
■■■■■■■	■■■■■■	■■■■■■■	■■■■■■■	■■■■■■■













■■■■■■■■

A rare opportunity to acquire a villa with exceptional renovation potential in the exclusive gated community of Los Naranjos Hill Club, one of Nueva Andalucía's most desirable residential enclaves. Property Details Built area: 300 m² Plot: 960 m² Private, mature plot with excellent privacy Secure gated community Quiet residential setting just minutes from Puerto Banús, golf courses, restaurants and international schools The villa has already been fully stripped back to its shell, meaning the demolition phase has been completed and renovation works can begin immediately—saving both time and a substantial portion of the initial renovation costs. The sale may include an Declaración Responsable (Minor Works), subject to confirmation. This permit generally covers works such as: Interior reconfiguration of non-structural walls New kitchens and bathrooms Electrical and plumbing upgrades New flooring and interior finishes Window and door replacement (where permitted) Painting, plastering and carpentry General interior refurbishment without structural alterations The property may also include an architectural project, allowing the next owner to accelerate the renovation process and bring a modern vision to life. Why this property stands out Prime address in one of Marbella's most established residential areas. Excellent opportunity to create a bespoke luxury home tailored to today's market. Significant value-add potential through renovation. Ideal for investors looking to renovate and resell, or buyers wanting to create their dream home. Large 960 m² plot offering generous outdoor living space, landscaped gardens and the potential for an exceptional pool area. Strong demand for renovated villas in Nueva Andalucía supports excellent resale prospects. Minimal preparation required before construction begins, reducing project timelines. A chance to personalise every finish, layout and design element rather than paying a premium for someone else's renovation. Convenient access to world-class golf courses, beaches, Puerto Banús, Marbella town centre and Málaga Airport. Whether you're ■an ■investor ■seeking ■your next ■profitable ■project ■or ■a ■buyer looking ■to ■create a ■one-of-a-kind ■residence, this ■property ■offers ■the ■perfect canvas in ■one ■of ■Marbella's ■most ■sought-after ■locations.

■■■■■■■

■■■■■■■■■	R5526934	■■■■ ■■■■■■■■	■■■■■
■■■■■■■	■■■■■■■	■■■■■	1 650 000 €
■■■■■■■■	5	■■■■■■■	5
■■■■■■■■	300 m²	■■■■■■■■	960 m²
■■■■■■■■	300 m²	■■■■■■■■■	■■ ■■■■■■■■

■■■■■■■■■■■■■■■■■

■■■■■■■■, ■■■■■■■■ ■■■■, ■■■■■■■■■■, ■■■■■■■■■■■■

■■■■■■■ ■■■■■■■■■■■■■■

■■■■■■■■■■ ■■■■■■■■■■■■ ■■■■ ■■■■■■■■
■■■■■■■■■ — ■■■■■■ ■■■■ ■■ ■■■■■■■■■■■■.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio
Tembo, 23
29660 Marbella