## **LUNDE & NIETO**

PROPERTIES -



### Detached Villa for sale in Nueva Andalucía, Marbella

2,400,000 €

Reference: R4197064 Bedrooms: 6 Bathrooms: 6 Plot Size: 1,492m<sup>2</sup> Build Size: 580m<sup>2</sup> Terrace: 202m<sup>2</sup>















### Costa del Sol, Nueva Andalucía

Luxury Property for Sale in Marbella's Golf Valley - Renovation or New Build Opportunity Unique opportunity to acquire a prime property in the heart of Marbella's Golf Valley, perfectly situated between Las Brisas Golf Club and Los Naranjos Golf Club. This exceptional plot with stunning open views to La Concha Mountain offers two investment possibilities: renovate the existing houses into a modern residence or demolish and build a brand-new luxury villa with basement and bespoke design. The property is located on a rare large, flat, horizontal plot in one of Marbella's most prestigious residential areas, just minutes from Puerto Banús and the Golden Mile. Main House ● Five bedrooms and four bathrooms • Spacious living, dining, and kitchen areas • Generous interiors and exteriors with natural light • Basement level with versatile use • inside parking for two cars Guest House / Office • Two levels with independent access from the main house • 3 guest bedrooms with direct garden access • Upper level with large office, reception and waiting area that can be made into living-dining-kitchen or other. ● Elevator connecting both floors ● Covered parking for two cars Features and Highlights • Large landscaped garden with gazebo and chill-out area • Panoramic views of La Concha Mountain and Las Brisas Golf fairways • Excellent potential for luxury renovation or contemporary new build villa • Ideal for golf enthusiasts, families, holiday homes, or investors • Prime location in Marbella's Golf Valley, close to world-class golf courses, Puerto Banús, and Marbella Golden Mile This property combines charm with outstanding potential, making it one of the most versatile and attractive real estate investment opportunities in Marbella. Whether you are looking to live in it as is or create a new state-of-the-art villa, this property delivers longterm value in a prestigious location. Viewing highly recommended.

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#### **Features:**

FeaturesOrientationClimate ControlCovered TerraceSouth EastAir Conditioning

Covered Terrace South East Air Conditioning
Lift Cold A/C

Near Transport Hot A/C
Private Terrace Fireplace
Storage Room

Fitted Wardrobes WiFi

**Ensuite Bathroom** 

Guest Apartment Guest House Utility Room

Jacuzzi Bar

Sauna

Barbeque Near Mosque

**Staff Accommodation** 

Basement Fiber Optic

ViewsSettingConditionSeaCommercial AreaGood

Mountain Close To Golf
Panoramic Close To Port
Garden Urbanisation
Pool Close To Sea
Golf Close To Shops
Close To Town
Close To Schools

Pool **Furniture** Kitchen **Private** Optional **Fully Fitted** Garden Security **Parking Private** Alarm System Garage Landscaped **Electric Blinds Private Entry Phone** Covered

Close To Marina

Safe

Utilities Category
Electricity Holiday Home

Holiday Homes Investment

> Golf Luxury Resale