

Villa for sale in Nueva Andalucía, Costa del Sol

5 Bedrooms | 6 Bathrooms | 460 m² Interior | 160 m² Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes |



Property Description

Discover this property with enormous potential in one of the most sought-after areas, just a few minutes' walk from Puerto Banús. In its current condition, the home is perfectly livable with minor cosmetic updates, but it truly stands out for its exceptional potential for value appreciation.

The house is distributed over three levels (basement, ground floor, and upper floor), with the additional option of creating a loft level. It features terraces on different levels, sea views, and a very *chill* environment with minimal traffic and easy parking, as well as private space for two vehicles within the property.

One of its main highlights is the basement, with ceilings approximately 5 meters high, offering an outstanding range of possibilities—from creating new living spaces to adding direct access to the garden and pool. The property can easily accommodate additional bedrooms (up to 2 or 3 more), all

with natural ventilation, even on the lower level.

With an investment in renovation and space optimization, this property can be transformed into a high-end residence, with an estimated market value of around €5.5 million. A unique opportunity both for investors and for those seeking an exclusive home with strong potential on the Costa del Sol.