

Villa for sale in La Campana, Costa del Sol

3 Bedrooms | **2** Bathrooms | **256** m² Interior | **556** m² Plot | **Garage** Yes | **Garden** Yes | **Pool** Yes
€ 800 IBI | **€ 150** Rubish tax

Property Description

Renovation Opportunity in La Campana, Nueva Andalucía

A rare opportunity to acquire a detached villa with significant renovation potential in the highly convenient La Campana / Nueva Andalucía area.

Set on a generous 556 m² west-facing plot, the property offers approximately 256 m² built, all arranged on one level, with a private swimming pool, covered terrace and street-level garage.

The existing layout comprises 3 bedrooms and 2 bathrooms, with clear potential to reconfigure the property into a 4-bedroom home as part of a renovation.

Owned by the same family for approximately 25 years, the villa retains its traditional Andalusian

character and now presents the perfect blank canvas for a buyer looking to create a modern Mediterranean home or undertake a value-add investment project.

The large plot, single-level layout, covered outdoor entertaining area and private pool provide an excellent foundation for a complete transformation. With thoughtful renovation and landscaping, the property has the potential to become a highly attractive contemporary villa while preserving elements of its classic Andalusian charm.

Its location is another major advantage, within easy walking distance of the restaurants, cafés, shops and everyday amenities of La Campana and Nueva Andalucía. Essential conveniences are close at hand, including the Scandi Market, pharmacies and local convenience stores, making the area particularly practical for year-round living. The property also remains only a short drive from Puerto Banús, golf courses and the coast.

Priced below comparable market value to encourage a straightforward and timely sale, this is an opportunity particularly suited to investors, developers or private buyers looking to create their own home while adding substantial value.