



## HOUSE 5 BEDROOMS 4 BATHROOMS IN CANCELADA

 Cancelada

REF# R5364118 €2,400,000

BEDS

5

BATHS

4

BUILT

698 m<sup>2</sup>

PLOT

1983 m<sup>2</sup>

Investment Opportunity — Substantial Villa with Private Pool on a 2,000 m<sup>2</sup> Plot, Just 100 Metres from Playa Guadalmansa, Cancelada, New Golden Mile

A rare investment opportunity on the Costa del Sol: a substantial 5-bedroom, 4-bathroom villa set on a generous 2,000 m<sup>2</sup> plot, located just 100 metres from Playa Guadalmansa, in the heart of Cancelada — one of the New Golden Mile's fastest-growing and most desirable enclaves.

The property is move-in ready, yet its real value lies in its potential. With a large plot, strong existing footprint, and a prime beachside position, the villa offers exceptional scope to modernise, extend, or fully reimagine — adding significant capital value in an area where prime beachside land is increasingly scarce.

Key investment highlights:

- Prime location — just 100 metres from Playa Guadalmansa, with golf courses, international schools, Estepona, Marbella, and Puerto Banús all within minutes
- 2,000 m<sup>2</sup> plot — a rare footprint on the New Golden Mile, offering flexibility for renovation, expansion, or redevelopment
- South-west orient,

- Private pool, mature garden, and generous outdoor living areas — strong appeal for both end-users and the holiday rental market
  - High-growth micro-market — the New Golden Mile continues to outperform on capital appreciation, driven by sustained international demand
- A rare chance to secure a substantial beachside villa with significant upside in one of the Costa del Sol's most dynamic locations.





