

# BROMLEY ESTATES

*Marbella*



## HOUSE 7 BEDROOMS 8 BATHROOMS IN NUEVA ANDALUCIA

📍 Nueva Andalucia

REF# R5407237 €2,700,000

BEDS

7

BATHS

8

BUILT

750 m<sup>2</sup>

PLOT

1558 m<sup>2</sup>

### RENOVATION PROJECT FOR SALE

Set in a privileged elevated position, this expansive villa presents a rare opportunity to create a truly outstanding residence with significant return on investment.

Boasting breathtaking sea views alongside iconic vistas of La Concha, the property combines location, scale, and potential in one compelling package.

The villa offers generous built space and a flexible layout, making it ideal for a complete transformation into a luxurious modern estate. With the possibility to redesign and expand into up to eight bedrooms—including a separate guest house—the property is perfectly suited for both high-end residential living and lucrative rental investment.

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The outdoor areas provide ample space to craft an exceptional lifestyle environment. There is potential to incorporate premium features such as a private padel court, landscaped gardens, and multiple entertainment areas, further enhancing both value and appeal.

Located in one of Marbella's most sought-after areas, the property enjoys privacy and tranquility while remaining just minutes from top golf courses, beaches, fine dining, and all essential amenities.

This is a unique chance to develop a bespoke luxury villa tailored to today's market demands—combining strong capital appreciation potential with excellent rental yields.

