














## Willa w Cancelada

Cancelada

€ 2.400.000

 Typ:	<b>villa</b>	 Powierzchnia:	<b>698 m2</b>
 Taras:	<b>0 m2</b>	 Liczba łazienek:	<b>4</b>
 Liczba sypialni:	<b>5</b>	 Garaż:	<b>Tak</b>
 Basen:	<b>Tak</b>	 Działka:	<b>1983 m²</b>
 Klimatyzacja:	<b>Tak</b>	 Telewizja:	<b>Nie</b>
 Blisko pól golfowych:	<b>Nie</b>	 Wi-Fi:	<b>Nie</b>

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 orientation — all-day natural light, a key driver of resale and rental value
- Move-in ready — generates immediate use or rental income while plans for renovation are developed
- 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.



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