



## DESCRIPTION

Exceptional Investment Opportunity in Nueva Andalucía – Marbella's Prime Location

Welcome to one of the most promising investment opportunities on the Costa del Sol. If you're looking to secure a property in a prestigious gated community in Nueva Andalucía, just a short walk from Puerto Banús, Centro Plaza, and Marbella Arena, this is an offer not to be missed.

This eight-bedroom villa is located in the highly sought-after La Pera Exclusive Urbanisation, one of the most secure and central residential areas in Marbella—renowned for its privacy, proximity to lifestyle amenities, and exceptional value growth.

Set on a spacious 1,521 m<sup>2</sup> plot, the villa boasts an impressive 643 m<sup>2</sup> of built area, offering a rare combination of scale, elegance, and unbeatable location. It features a private swimming pool, large garden, and panoramic sea views.

Property layout:...





















