



## DETACHED VILLA WITH 5 BEDROOMS

📍 Cancelada

REF# R5364118 – 2.400.000€



5  
Beds



4  
Baths



698 m<sup>2</sup>  
Built



1983 m<sup>2</sup>  
Plot

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

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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.





