



**Property type :** Detached Villa

**Location :** New Golden Mile

**Bedrooms :** 7

**Bathrooms :** 7

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Sea views

**Parking :** 1 underground parking

**House area :** 673 m<sup>2</sup>

- ✓ close to shops
- ✓ Close to golf
- ✓ Handicap access
- ✓ Storage room
- ✓ Solar energy
- ✓ Lift

- ✓ Heated pool
- ✓ Close to sea
- ✓ Fitted wardrobes
- ✓ Walking distance beach
- ✓ Sauna
- ✓ Utility room

- ✓ Close to beach
- ✓ WiFi
- ✓ Domotics
- ✓ Alarm system
- ✓ Basement
- ✓ Terrace

- |                   |                 |           |
|-------------------|-----------------|-----------|
| ✓ Solarium        | ✓ Not furnished | ✓ Jacuzzi |
| ✓ Airconditioning | ✓ Barbecue      |           |

### Exceptional Investment Opportunity – South-Facing Villa on Large Plot Just 2 Minutes from the Beach

This is a rare opportunity to acquire a villa in one of the most desirable coastal locations—just a 2-minute walk to the beach. Situated on a generous 1,783m<sup>2</sup> south-facing plot, the property is perfectly positioned for sun exposure, privacy, and future value.

The villa is in need of a full renovation, making it a blank canvas with incredible upside potential. Undervalued by approximately €1 million, this is an unmissable bargain for investors or developers looking to maximize returns in a high-demand area.

The size of the plot offers ample space for expansion, a landscaped garden, or even a luxury pool and entertainment area—ideal for creating a standout residence or premium rental property.

#### Key Features:

Prime location: Only 2 minutes' walk to the beach

Expansive 1,783m<sup>2</sup> plot with full sun exposure (south-facing)

Huge renovation potential with scope to add significant value

Undervalued by €1 million – rare below-market opportunity

Ideal for high-end redevelopment, rental income, or resale

Quiet, prestigious area with growing property demand

With strong growth in the area and very limited availability of land this close to the coast, this is a high-potential investment not to be missed.



