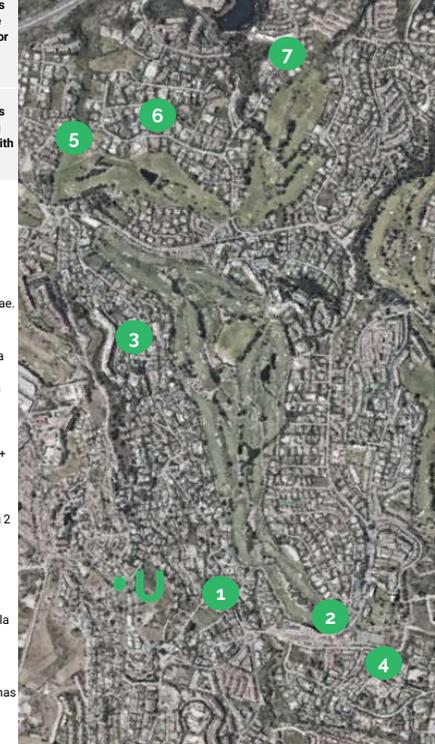


## Market Analysis - Nueva Andalucía

Area	Name	sqm	€	€/sqm	Type	Dist.	Address	Comments
Nueva Andalucía	0. <b>Project Nueva Andalucía A Influence Property</b>	468 sqm	4.750.000 €	10.150 €/sqm	5d	0m	Calle Escorial, 4C	Luxury villa with 5 bedrooms, 5 bathrooms and a toilet distributed over 2 floors above ground and 1 below ground with elevator. In the basement has a garage with 3 parking spaces, gym, games room and 2 workshops. On the second floor there is a swimming pool and outdoor terrace with garden.
Nueva Andalucía	0. <b>Project Nueva Andalucía B Influence Property</b>	464 sqm	5.250.000 €	11.315 €/sqm	5d	0m	Calle Escorial, 4C BIS	Luxury villa with 5 bedrooms, 5 bathrooms and a toilet distributed over 2 floors above ground and 1 below ground with elevator. It has a garage with 2 parking spaces, gym, sauna and games room. On the second floor there is a terrace with a swimming pool that ends in a sheet of water.
Nueva Andalucía	1. <b>Calle Guadaira 6-D</b>	710 sqm	8.000.000 €	11.268 €/sqm	5d	300m	Calle Guadaira, 6-D	Luxury frontline golf villa in Las Brisas club, with 5 bedrooms with en-suite bathrooms and 1 guest bedroom. The villa has an infinity pool, jacuzzi, outdoor kitchen, sauna, bar and private cinema. All this distributed over 2 floors.
Nueva Andalucía	2. <b>Casa Piemonte Casas Fintech</b>	789 sqm	8.250.000 €	10.456 €/sqm	6d	737m	Calle Turin, 42	Luxury villa with 6 bedrooms, 7 bathrooms, 2 toilets. It has a gym, bar, office, games room and reading area. Private pool in garden. Villa financed by Urbanitae.
Nueva Andalucía	3. <b>Villa Generalife SB Properties</b>	892 sqm	9.595.000 €	10.757 €/sqm	6d	875m	Avenida Generalife, 11	6-bedroom, 9-bathroom villa on the front line of Las Brisas golf course. The villa features a rooftop terrace with mini-golf, Jacuzzi and cinema, a basement with wine cellar, spa and indoor pool, and a garden with dining area, outdoor kitchen and pizza oven. Villa financed by Urbanitae.
Nueva Andalucía	4. <b>Atalaya de Río Verde</b>	843 sqm	8.500.000 €	10.083 €/sqm	6d	1,05 km	Urb. Atalaya Río Verde, 47	Villa with 6 bedrooms and 8 bathrooms distributed over 2 floors above ground + roof terrace. The villa has large terraces, outdoor kitchen, barbecue area, swimming pool and views of the Costa del Sol.
Nueva Andalucía	5. <b>Villa Centauro</b>	685 sqm	6.875.000 €	10.036 €/sqm	4d	1,7 km	Calle Centauro s/n	Villa with 4 bedrooms with en suite bathroom and private terrace distributed on 2 floors. It has a main terrace with pool and chill-out area and roof terrace with jacuzzi, cinema area and wonderful views of Los Naranjos golf club and the Costa del Sol.
Nueva Andalucía	6. <b>Villa Adriana Celine Group</b>	752 sqm	16.500.000 €	21.941 €/sqm	6d	1,8km	Calle Osa Menor 26, 44	Villa with 6 bedrooms and 9 bathrooms in the area of La Cerquilla with spectacular views of the golf courses, La Concha and the Costa del Sol. The villa has an indoor pool, jacuzzi, gym, wine cellar, games room, SPA, chillout area...
Nueva Andalucía	7. <b>Pleyades 10</b>	712 sqm	9.350.000 €	13.132 €/sqm	6d	2km	Calle Pléyades, 11	Villa with 6 bedrooms and 8 bathrooms in the heart of the golf valley. The villa has 2 swimming pools, a basement with bar, home cinema, barbecue area, heated gym and wonderful views of the Costa del Sol.
<b>Avg. Values of Market Comparables</b>		<b>702 sqm</b>	<b>8.563.333 €</b>	<b>12.204 €/sqm</b>				



\*Study conducted on 04/11/2024. Prices without VAT. \*Built area calculated as the sum of the interior built area of each dwelling, excluding terraces and exterior spaces.

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