



# Detached Villa for sale in Nueva Andalucía, Marbella

3.100.000 €

Reference: R5105029 Bedrooms: 7 Bathrooms: 8 Plot Size: 1.385m<sup>2</sup> Build Size: 720m<sup>2</sup> Terrace: 171m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Introducing an exclusive investment opportunity in the heart of Nueva Andalucía – Marbella's prime residential area.

This villa project is available for 3,100,000 euros, with a fully approved building license and a complete architectural design already in place. That means you can begin construction immediately, reducing both risk and time-to-market.

The project allows for 981 square meters of buildable area and a plot size of 1.395 square meters, ideal for a high-end villa tailored to the international luxury market. Once completed, similar properties in this area are achieving excellent returns, with investors seeing gross margins between 47% and 60% on average.

Nueva Andalucía continues to attract strong demand from international buyers, driven by its proximity to Puerto Banús, world-class golf courses, fine dining, and elite private international schools. This makes it not just a lifestyle purchase, but a secure and highly profitable investment in one of Marbella's most resilient luxury markets.

With location, design, and license already aligned, this is a rare chance to move directly from acquisition to construction and capitalize on Marbella's consistent demand for new, modern villas.



## Features:

### Caratteristiche

Terrazza coperta  
Vicino ai mezzi di trasporto  
Ripostiglio  
Bagno privato  
Pavimenti in marmo  
Doppio vetro  
Armadi a muro  
Solarium  
Wifi  
Sala giochi  
Appartamento ospiti  
Ripostiglio  
Alloggio per il personale

Seminterrato

### Viste

Montagna  
Giardino

### Piscina

Privata

### Giardino

Paesaggistico

### Utility

Elettricità  
Acqua potabile  
Telefono

### Orientamento

Sud  
Sud -ovest

### Collocamento

Vicino al golf  
Vicino al porto  
Zona urbana  
Vicino ai negozi  
Vicino alle scuole

### Mobilia

Non arredato

### Sicurezza

Sistema di allarme  
Persiane elettriche  
Citofono

### Categoria

Case di vacanza  
Investimento  
Golf  
Rivendita

### Climate Control

Aria condizionata  
Freddo a/c  
Caldo a/c  
Riscaldamento a pavimento  
Riscaldamento a pavimento nei bagni

### Condizione

Buona  
Discreta  
Da ristrutturare

### Cucina

Completamente arredata

### Parcheggio

Garage  
Più di uno