



## 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:

### Features

Covered Terrace  
Near Transport  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room  
WiFi  
Solarium  
Guest Apartment  
Basement  
Staff Accommodation  
Games Room

### Views

Mountain  
Garden

### Pool

Private

### Garden

Landscaped

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

South  
South West

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Shops  
Close To Schools

### Furniture

Not Furnished

### Security

Alarm System  
Electric Blinds  
Entry Phone

### Category

Holiday Homes  
Investment  
Resale  
Golf

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
U/F Heating  
U/F/H Bathrooms

### Condition

Good  
Restoration Required  
Fair

### Kitchen

Fully Fitted

### Parking

Garage  
More Than One