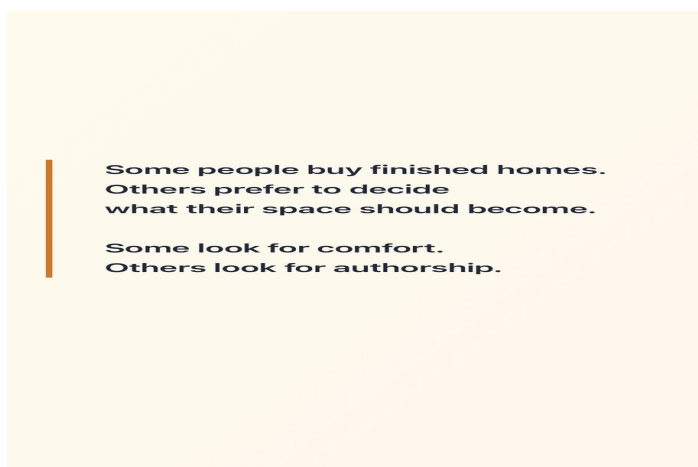
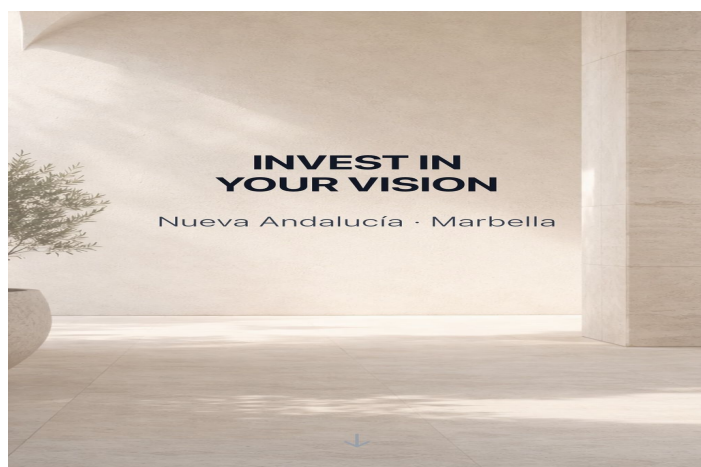




## Detached Villa for sale in Nueva Andalucía, Marbella

850,000 €

Reference: R5308696 Bedrooms: 4 Bathrooms: 3 Plot Size: 690m<sup>2</sup> Build Size: 200m<sup>2</sup> Terrace: 23m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Investment Opportunity in Nueva Andalucía — Steps from Puerto Banús and the Beaches

A 223 m<sup>2</sup> villa set on a 690 m<sup>2</sup> plot — a renovation project with preliminary works already completed (the property has been partially stripped and windows removed), allowing you to immediately proceed with your own concept without additional demolition costs.

Location is the key asset.

Within walking distance to Puerto Banús, the beaches, and all amenities of Marbella: restaurants, boutiques, supermarkets, gym, hospital, and international schools.

This ensures strong liquidity and excellent potential both for private residence and for short- or long-term rental investment.

While the property is close to a road and some traffic noise may be present, this strategic location is precisely what creates an attractive entry price in one of the most sought-after areas of the Costa del Sol.

A rare opportunity to create a modern villa where demand consistently exceeds supply.



## Features:

### Features

Private Terrace  
Barbeque  
Guest Apartment  
Basement

### Setting

Close To Golf  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Garden

Private

### Utilities

Electricity

### Orientation

South West  
North East

### Condition

Renovation Required

### Security

Alarm System

### Category

Holiday Homes  
Investment

### Views

Mountain  
Country  
Pool  
Street

### Pool

Private

### Parking

Garage