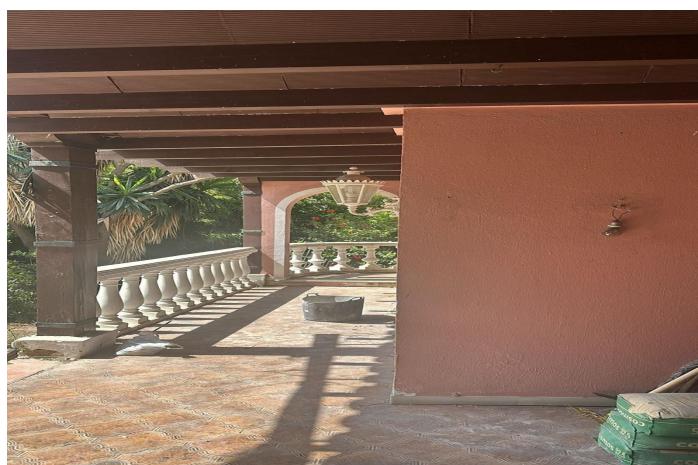
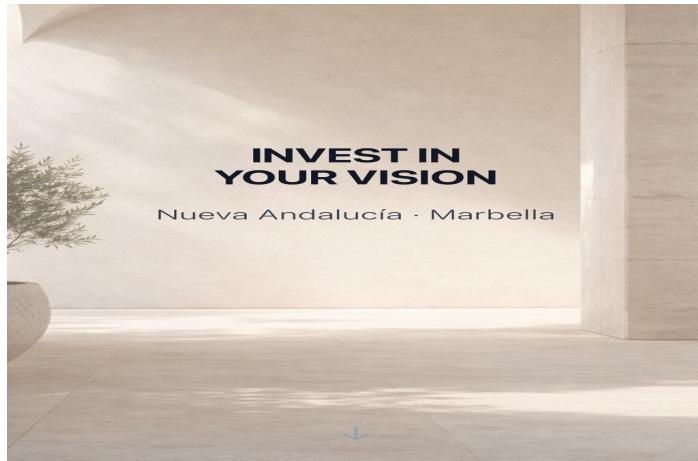




## Detached Villa for sale in Nueva Andalucía, Marbella

**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>





## 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	Orientation	Views
Private Terrace	South West	Mountain
Barbeque	North East	Country
Guest Apartment		Pool
Basement		Street
Setting	Condition	Pool
Close To Golf	Renovation Required	Private
Close To Sea		
Close To Shops		
Close To Town		
Close To Schools		
Close To Marina		
Garden	Security	Parking
Private	Alarm System	Garage
Utilities	Category	
Electricity	Holiday Homes	
	Investment	