



Detached Villa for sale in Nueva Andalucía, Marbella

3,100,000 €

Reference: R5105029 Bedrooms: 7 Bathrooms: 8 Plot Size: 1,385m² Build Size: 720m² Terrace: 171m²





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
 Solarium
 WiFi
 Games Room
 Guest Apartment
 Utility Room
 Staff Accommodation
 Basement

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
 Golf
 Resale

Climate Control

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

Condition

Good
 Fair
 Restoration Required

Kitchen

Fully Fitted

Parking

Garage
 More Than One