



# Detached Villa for sale in Nueva Andalucía, Marbella

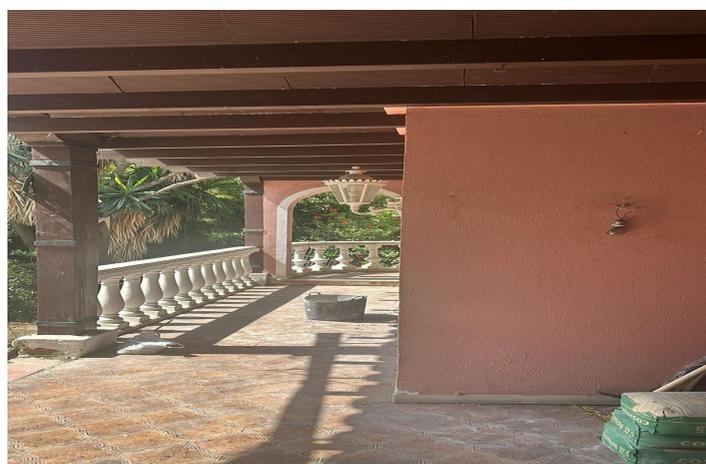
850,000 €

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



Some people buy finished homes.  
Others prefer to decide  
what their space should become.

Some look for comfort.  
Others look for authorship.



**THE LAND PLOT IN  
NUEVA ANDALUCÍA  
WITH AN EXISTING VILLA.  
SUITABLE FOR RENOVATION,  
FULL REDEVELOPMENT,  
OR A COMPLETE REBUILD**

Plot - 690 sq.m.  
Villa for renovation:  
Living space - 223 sq.m.,  
Terrace - 80  
Walking distance  
to Puerto Banús



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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  
Guest Apartment  
Barbeque  
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

North East  
South West

### Condition

Renovation Required

### Security

Alarm System

### Category

Holiday Homes  
Investment

### Views

Mountain  
Country  
Pool  
Street  
**Pool**  
Private

### Parking

Garage