



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
Utility Room
Staff Accommodation
Basement
Guest Apartment

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
Fair
Restoration Required

Kitchen

Fully Fitted

Parking

Garage
More Than One