



# Detached Villa in Nueva Andalucía

Price € 1,495,000

|            |        |
|------------|--------|
| Bedrooms   | 6      |
| Bathrooms  | 4      |
| Build Size | 292 m² |
| Terrace    | 80 m²  |
| Plot Size  | 804 m² |

## SETTING

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools

## ORIENTATION

- ✓ South East

## CONDITION

- ✓ Renovation Required
- ✓ Restoration Required

## POOL

- ✓ Private

## CLIMATE CONTROL

- ✓ Air Conditioning

## VIEWS

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic

## FEATURES

- ✓ Private Terrace
- ✓ Solarium
- ✓ Basement

## FURNITURE

- ✓ Not Furnished

## KITCHEN

- ✓ Not Fitted

## GARDEN

- ✓ Private

## PARKING

- ✓ Open
- ✓ Private

## UTILITIES

- ✓ Electricity

## CATEGORY

✓ Bargain

✓ Cheap

✓ Investment

✓ With Planning Permission

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### Rare Investment Opportunity – Nueva Andalucía Luxury Villa

A bargain with panoramic views, 5 min from Puerto Banús

This independent villa is a unique opportunity in Nueva Andalucía, one of Marbella's most sought-after locations. In the upper parts of Nueva Andalusia, the property enjoys breathtaking panoramic views of the sea and the mountains.

Currently configured as two spacious apartments across two levels with 6 bedrooms, the villa offers outstanding potential for transformation into a modern three-level luxury residence.

### Approved Project & License – Ready to Build

Approved by Marbella Town Hall.

Architectural plans for an additional third floor, converting the property into a contemporary three-level villa.

Green Energy House option with ValloSolar tiles and solar pergolas, ensuring 24/7 renewable energy for electricity, heating, cooling, hot water, and even car charging.

Plans include the latest high-efficiency panel heating system, outperforming traditional underfloor heating.

### Financial Highlights

Offered as-is (including license & architect plans): €1.495.000

Estimated build completion costs: €350.000 – €500.000

Final luxury villa for approx. €2M, with bespoke finishes to suit the buyer's personal taste.

### Why This Property?

- Prime location – short distance to Puerto Banús
- Panoramic sea & mountain views
- Rare approved project – immediate renovation potential
- Green energy concept – future-proof, sustainable living
- Excellent value – luxury villa at €2M in Nueva Andalucía is an exceptional bargain

### The Bottom Line

This is a rare find in Marbella's Golden Triangle: a villa with views, location, and license ready to create a bespoke, eco-friendly luxury residence. For discerning buyers with a €2M budget, it represents unmatched value and potential.

[View Property Online](#)

GALLERY







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