



Detached Villa in Nueva Andalucía

Price € 3,100,000

Bedrooms	7
Bathrooms	8
Build Size	720 m ²
Terrace	171 m ²
Plot Size	2276 m ²

SETTING

- ✓ Close To Golf
- ✓ Close To Schools
- ✓ Close To Port
- ✓ Urbanisation
- ✓ Close To Shops

ORIENTATION

- ✓ South
- ✓ South West

CONDITION

- ✓ Good
- ✓ Fair
- ✓ Restoration Required

POOL

- ✓ Private

CLIMATE CONTROL

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

VIEWS

- ✓ Mountain
- ✓ Garden

FEATURES

- ✓ Covered Terrace
- ✓ Solarium
- ✓ Guest Apartment
- ✓ Ensuite Bathroom
- ✓ Staff Accommodation
- ✓ Fitted Wardrobes
- ✓ WiFi
- ✓ Storage Room
- ✓ Marble Flooring
- ✓ Basement
- ✓ Near Transport
- ✓ Games Room
- ✓ Utility Room
- ✓ Double Glazing

FURNITURE

- ✓ Not Furnished

KITCHEN

- ✓ Fully Fitted

GARDEN

- ✓ Landscaped

SECURITY

- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System

PARKING

- ✓ Garage
- ✓ More Than One

UTILITIES

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

CATEGORY

- ✓ Golf
 - ✓ Holiday Homes
 - ✓ Investment
 - ✓ Resale
-

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.

[View Property Online](#)

GALLERY



Vivi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: sales@vivi-realestate.com | Web: www.vivi-realestate.com