



# Detached Villa in Nueva Andalucía

Price **€ 3,100,000**

Bedrooms	7
Bathrooms	8
Build Size	720 m²
Terrace	171 m²
Plot Size	2276 m²

## 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

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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

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