

Detached Villa in Nueva Andalucía

Price € 975,000

Bedrooms	5
Bathrooms	5
Build Size	274 m ²
Terrace	19 m ²
Plot Size	706 m ²

SETTING

- ✓ Close To Port
- ✓ Close To Town
- ✓ Close To Schools

ORIENTATION

- ✓ North
- ✓ South

CONDITION

- ✓ Renovation Required

POOL

- ✓ Private

VIEWS

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic

FEATURES

- ✓ Covered Terrace
- ✓ Guest Apartment

FURNITURE

- ✓ Not Furnished

KITCHEN

- ✓ Not Fitted

GARDEN

- ✓ Private

PARKING

- ✓ Covered

CATEGORY

- ✓ Bargain
- ✓ Cheap
- ✓ Investment

Nueva Andalucía, Marbella

Detached villa on a 413m² plot, 274m² built.

Original plan: 3 bedrooms + basement easily converted into a 4th.5th bedroom suite. Pool, rooftop terrace, a concha/sea views, walking distance to Puerto Banús.

The backstory:

Fully legalised granted 2,5 weeks ago. The owner upgraded the construction to meet all requirements and obtained the permit.

This means the structural work is largely done — you're buying a finish-out project, not a renovation from scratch.

The deal:

Finish-out budget €600K–€750K (estimation of 3 companies)

Timeline: realistically under 12 months given the construction status.

Selling price: €2.5M

Full legal certainty — permits in place, construction corrected and approved

Structural work already done — no surprises, no rework

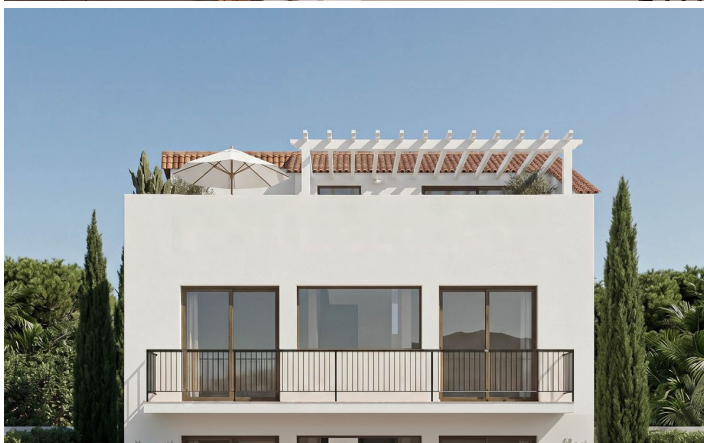
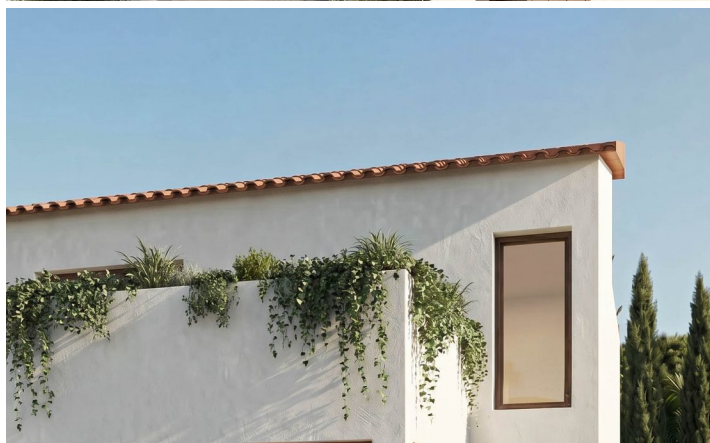
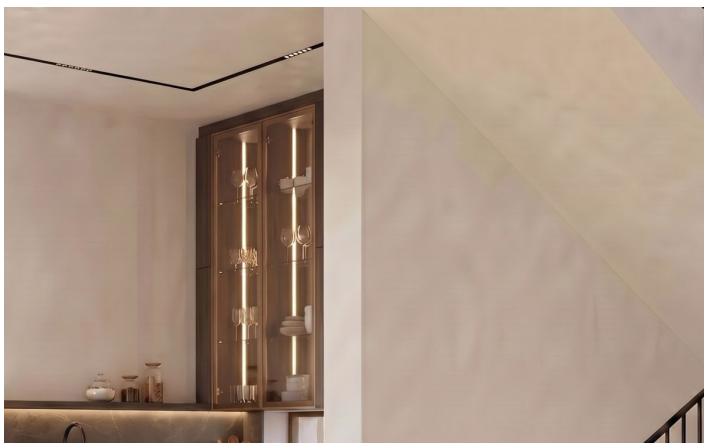
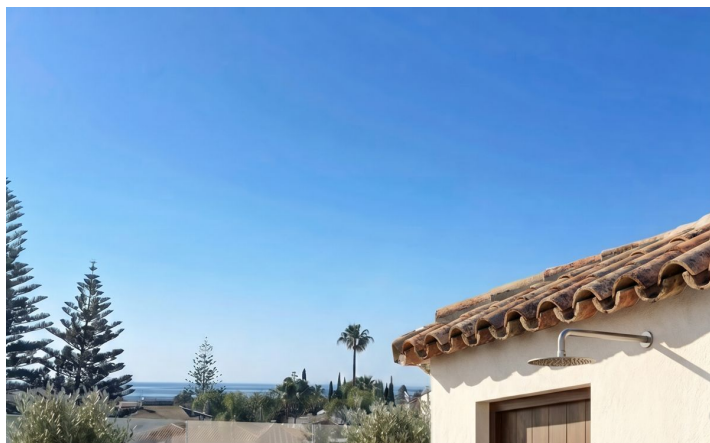
Budget risk significantly lower than a typical renovation

4th bedroom in basement = minimal cost, major value uplift

Sea views + rooftop + steps from Banús = strong resale and rental profile

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GALLERY



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