



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	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Near Transport	South West	Cold A/C
Storage Room		Hot A/C
Ensuite Bathroom		U/F Heating
Marble Flooring		U/F/H Bathrooms
Double Glazing		
Fitted Wardrobes		
Solarium		
WiFi		
Games Room		
Guest Apartment		
Utility Room		
Staff Accommodation		
Basement		
Views	Setting	Condition
Mountain	Close To Golf	Good
Garden	Close To Port	Fair
	Urbanisation	Restoration Required
	Close To Shops	
	Close To Schools	
Pool	Furniture	Kitchen
Private	Not Furnished	Fully Fitted
Garden	Security	Parking
Landscaped	Alarm System	Garage
	Electric Blinds	More Than One
	Entry Phone	
Utilities	Category	
Electricity	Holiday Homes	
Drinkable Water	Investment	
Telephone	Golf	
	Resale	