



Frittliggende villa til salgs i Nueva Andalucía, Marbella

1 495 000 €

Referanse: R5150923 Soverom: 6 Bad: 4 Plottstørrelse: 432m² Bebygget areal: 292m² Terrasse: 80m²





Costa del Sol, Nueva Andalucía

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 Andalucía, 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.



Egenskaper:

Funksjoner

Privat terrasse

Solarium

Kjeller

Utsikt

Sjø

Fjell

Panoramisk

Basseng

Privat

Hage

Privat

Kategori

Investering

Handel

Billig

Med planleggingstillatelse

Orientering

Sørøst

Innstilling

I nærheten av golf

I nærheten av butikker

Nær byen

Nær skoler

Møbler

Ikke møblert

Parkering

Privat

Åpne

Klimakontroll

Klimaanlegg

Betingelse

Renovering kreves

Restaurering kreves

Kjøkken

Ikke montert

Verktøy

Elektrisitet