

Villa for sale in Nueva Andalucía, Costa del Sol

6 Bedrooms | 4 Bathrooms | 292 m² Interior | 80 m² Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes
€ 1,500 IBI | € 180 Rubish tax



Property Description

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.

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.
Architectural plans for an additional third floor, converting the property into a contemporary three-level villa.
Urb. Marbella Real, Local 2 (29602) Marbella - Spain Tel. +34 952 765 428 - Email. info@marbellaliving.com

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.

MARBELLA LIVING

Plans include the latest high-efficiency panel heating system, outperforming traditional underfloor heating.

€ 1,495,000

Ref: R5150923

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.

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