



Detached Villa for sale in Nueva Andalucía, Marbella

3.100.000 €

Referentie: R5105029 Slaapkamers: 7 Badkamers: 8 Plotgrootte: 1.385m² Perceelgrootte: 720m² Terras: 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.



Kenmerken:

Extra's

Overdekt terras
Nabij vervoer
Berging
Ensuite badkamer
Marmeren vloeren
Dubbele beglazing
Inbouwkasten
Zonnebank
WiFi
Speelzaal
Gasten appartement
Bijkeuken
Personeel accommodatie
Kelder

Uitzicht

Mountain Bekeken
Garden Views

Zwembad

private Pool

Tuin

aangelegde tuin

Voorzieningen

Elektriciteit
Drinkwater
Telefoon

Zonorientatie

zuiden
South West Orientation

Ligging

Dichtbij golfbaan
Dichtbij haven
Urbanisatie
Dicht bij winkels
Dichtbij scholen

Meubilering

Ongemeubileerd

Beveiliging

Alarmsysteem
Elektrische rolluiken
Deurbel met intercom

Categorie

Vakantiehuis
Investering
Golf
Bestaande bouw

Klimaatbeheersing

Airconditioning
Koude A/C
Warme A/C
Vloerverwarming
Vloerverwarming Badkamers

Huidige Staat

Goede conditie
Eerlijke voorwaarde
Vereist Restauratie

Keuken

Volledig ingerichte keuken

Parkeergelegenheid

garage
More Than One