



Detached Villa for sale in Nueva Andalucía, Marbella

850.000 €

Referenz: R5308696 Schlafzimmer: 4 Badezimmer: 3 Grundstücksgröße: 690m² Garten: 200m² Terrasse: 23m²



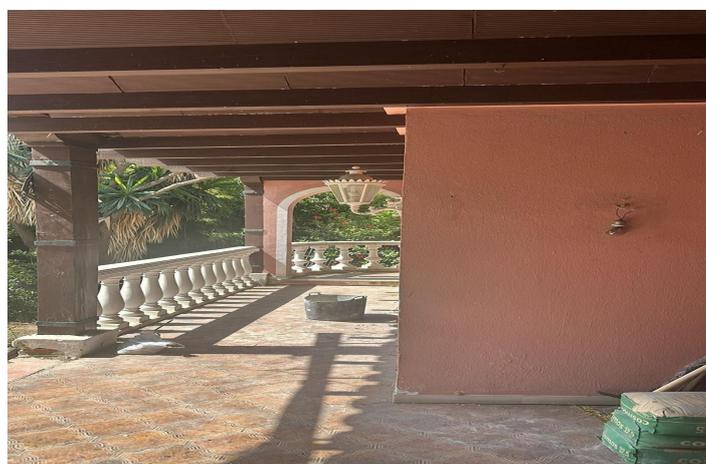
INVEST IN YOUR VISION

Nueva Andalucía - Marbella



Some people buy finished homes.
Others prefer to decide
what their space should become.

Some look for comfort.
Others look for authorship.



**THE LAND PLOT IN
NUEVA ANDALUCÍA
WITH AN EXISTING VILLA.
SUITABLE FOR RENOVATION,
FULL REDEVELOPMENT,
OR A COMPLETE REBUILD**

Plot - 690 sq.m.

Villa for renovation:

Living space - 223 sq.m.,

Terrace - 80

Walking distance
to Puerto Banús



Costa del Sol, Nueva Andalucía

Investment Opportunity in Nueva Andalucía — Steps from Puerto Banús and the Beaches

A 223 m² villa set on a 690 m² plot — a renovation project with preliminary works already completed (the property has been partially stripped and windows removed), allowing you to immediately proceed with your own concept without additional demolition costs.

Location is the key asset.

Within walking distance to Puerto Banús, the beaches, and all amenities of Marbella: restaurants, boutiques, supermarkets, gym, hospital, and international schools.

This ensures strong liquidity and excellent potential both for private residence and for short- or long-term rental investment.

While the property is close to a road and some traffic noise may be present, this strategic location is precisely what creates an attractive entry price in one of the most sought-after areas of the Costa del Sol.

A rare opportunity to create a modern villa where demand consistently exceeds supply.



Eigenschaften:

Merkmale

Private Terrasse

Gastwohnung

Grill

Keller

Einstellung

In der Nähe von Golf

In der Nähe des Meeres

In der Nähe von Geschäften

In der Nähe der Stadt

In der Nähe von Schulen

In der Nähe von Marina

Garten

Privater Garten

Versorgungsunternehmen

Strom

Orientierung

Nordosten

Südwesten

Zustand

Renovierung erforderlich

Sicherheit

Alarmanlage

Kategorie

Ferienhäuser

Investition

Ansichten

Berg

Land

Pool

Straße

Pool

Privater Pool

Parken

Garage