Detached Villa for sale in Nueva Andalucía, Marbella

850,000 €

Reference: R5308696   **Bedrooms:** 4   **Bathrooms:** 3   **Plot Size:** 690m^2 **Build Size:** 200m^2 **Terrace:** 23m^2

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

Some look for comfort.
Others look for authorship.
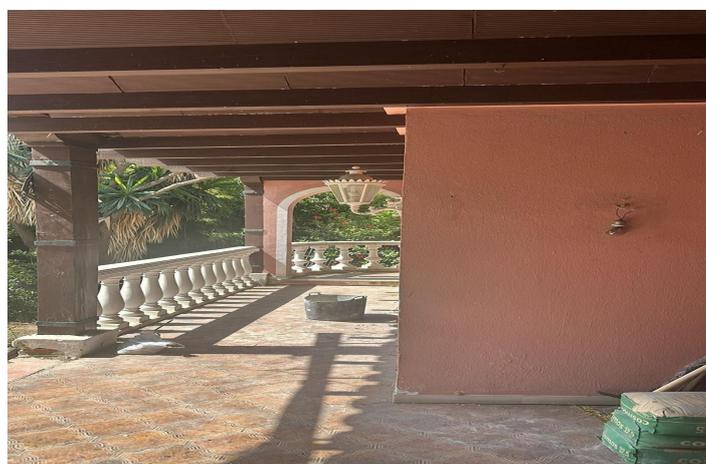
THE LAND PLOT IN
NUEVA ANDALUCÍA
WITH AN EXISTING VILLA.

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.

Features:

Features	Orientation	Views
Private Terrace	North East	Mountain
Guest Apartment	South West	Country
Barbeque		Pool
Basement		Street

Setting	Condition	Pool
Close To Golf	Renovation Required	Private Pool
Close To Sea		
Close To Shops		
Close To Town		
Close To Schools		
Close To Marina		

Garden	Security	Parking
Private Garden	Alarm System	Garage

Utilities	Category	
Electricity	Holiday Homes	
	Investment	