



Detached Villa for sale in Nueva Andalucía, Marbella West

850,000 €

Reference: R5308696 Bedrooms: 4 Bathrooms: 3 Plot Size: 690m² Build Size: 200m² Terrace: 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.



Features:

Features

Private Terrace
Guest Apartment
Barbeque
Basement

Setting

Close To Golf
Close To Sea
Close To Shops
Close To Town
Close To Schools
Close To Marina

Garden

Private

Utilities

Electricity

Orientation

North East
South West

Condition

Renovation Required

Security

Alarm System

Category

Holiday Homes
Investment

Views

Mountain
Country
Pool
Street

Pool

Private

Parking

Garage