



Villa - Chalet en venta en Nueva Andalucía, Marbella

3.100.000 €

Referencia: R5105029    Dormitorios: 7    Baños: 8    Terreno: 1.385m<sup>2</sup>    Construido: 720m<sup>2</sup>    Terraza: 171m<sup>2</sup>





## 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.



## Características:

### Características

Terraza Cubierta  
Cerca de Transporte  
Trastero - Almacén  
Baño En-Suite  
Suelos de Mármol  
Doble acristalamiento  
Armarios Empotrados  
Solario  
WiFi  
Sala de Juegos  
Aprtmnt. Huéspedes  
Lavadero  
Alojamiento del personal  
Sótano

### Vistas

Vistas a Montaña  
Vistas a Jardín

### Piscina

Piscina Privada

### Jardin

Jardín Paisajístico

### Servicios Públicos

Electricidad  
Agua Potable  
Teléfono

### Orientación

Sur  
Orientación Suroeste

### Posición

Cerca de Golf  
Cerca de Puerto  
Urbanización  
Cerca de Tiendas  
Cerca de Colegios

### Muebles

Sin Amueblar

### Seguridad

Alarma  
Persianas Eléctricas  
Portero Automático

### Categoría

Casas de vacaciones  
Inversion  
Golf  
Reventa

### Climatización

Aire Acondicionado  
A/A Frio  
A/A Caliente  
Suelo Radiante  
Baño

### Estado

Buen estado de conservación  
Regular estado de conservación  
Requiere Restauración

### Cocina

Cocina Equipada

### Aparcamiento

Garaje  
More Than One