



Villa - Chalet en venta en Nueva Andalucía, Marbella

1.495.000 €

Referencia: R5150923    Dormitorios: 6    Baños: 4    Terreno: 432m<sup>2</sup>    Construido: 292m<sup>2</sup>    Terraza: 80m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Rare Investment Opportunity – Nueva Andalucía Luxury Villa

A bargain with panoramic views, 5 min from Puerto Banús

This independent villa is a unique opportunity in Nueva Andalucía, one of Marbella's most sought-after locations. In the upper parts of Nueva Andalucía, the property enjoys breathtaking panoramic views of the sea and the mountains.

Currently configured as two spacious apartments across two levels with 6 bedrooms, the villa offers outstanding potential for transformation into a modern three-level luxury residence.

Approved Project & License – Ready to Build

Approved by Marbella Town Hall.

Architectural plans for an additional third floor, converting the property into a contemporary three-level villa.

Green Energy House option with ValloSolar tiles and solar pergolas, ensuring 24/7 renewable energy for electricity, heating, cooling, hot water, and even car charging.

Plans include the latest high-efficiency panel heating system, outperforming traditional underfloor heating.

### Financial Highlights

Offered as-is (including license & architect plans): €1.495.000

Estimated build completion costs: €350.000 – €500.000

Final luxury villa for approx. €2M, with bespoke finishes to suit the buyer's personal taste.

### Why This Property?

- 📍 Prime location – short distance to Puerto Banús
- 🌊 Panoramic sea & mountain views
- 🏗️ Rare approved project – immediate renovation potential
- 🌱 Green energy concept – future-proof, sustainable living
- 💰 Excellent value – luxury villa at €2M in Nueva Andalucía is an exceptional bargain

### The Bottom Line

This is a rare find in Marbella's Golden Triangle: a villa with views, location, and license ready to create a bespoke, eco-friendly luxury residence. For discerning buyers with a €2M budget, it represents unmatched value and potential.



## Características:

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Terraza Privada

Solario

Sótano

### Vistas

Vistas al Mar

Vistas a Montaña

Vistas Panorámicas

### Piscina

Piscina Privada

### Jardín

Jardín Privado

### Categoría

Inversion

Ganga

Barato

Con Permiso de Planificación

### Orientación

Orientación Sureste

### Posición

Cerca de Golf

Cerca de Tiendas

Cerca de Ciudad

Cerca de Colegios

### Muebles

Sin Amueblar

### Aparcamiento

Párking Privado

Párking Libre

### Climatización

Aire Acondicionado

### Estado

Necesita Reformas

Requiere Restauración

### Cocina

Cocina No Equipada

### Servicios Públicos

Electricidad