



Bedrooms: 7 | Bathrooms: 8 | Plot: 1385m<sup>2</sup> | Built: 720m<sup>2</sup> | Ref.: R5105029

3,100,000€

## Detached Villa for sale in 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...

- **Pool:**
  - Private
- **Garden:**
  - Landscaped
- **Parking:**
  - Garage
  - More Than One
- **Setting:**
  - Close To Golf
  - Close To Port
- **Orientation:**
  - South
  - South West
- **Views:**
  - Mountain
  - Garden
- **Condition:**
  - Good
  - Fair
- **Furniture:**
  - Not Furnished
- **Kitchen:**
  - Fully Fitted

