



Fristående villa till salu i Nueva Andalucía, Marbella

1 495 000 €

Referens: R5150923 Sovrum: 6 Badrum: 4 Komplot: 432m² Bygga: 292m² Terrass: 80m²





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.



Funktioner:

Drag

Privat terrass

Solarium

Källare

Åsikter

Hav

Fjäll

Panorama

Slå samman

Privat

Trädgård

Privat

Kategori

Investering

Förhandla

Billig

Med planeringstillstånd

Orientering

Sydöst

Miljö

Nära golf

Nära butiker

Nära staden

Nära skolor

Möbler

Inte möblerad

Parkering

Privat

Öppna

Klimatkontroll

Luftkonditionering

Skick

Renovering krävs

Restaurering krävs

Kök

Inte monterad

Verktyg

Elektricitet