



## Detached Villa for sale in Nueva Andalucía, Marbella

**3,100,000 €**Reference: JNP5105029   Bedrooms: 7   Bathrooms: 8   Plot Size: 1,385m<sup>2</sup>   Build Size: 720m<sup>2</sup>   Terrace: 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.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South	Air Conditioning
Near Transport	South West	Cold A/C
Storage Room		Hot A/C
Ensuite Bathroom		U/F Heating
Marble Flooring		U/F/H Bathrooms
Double Glazing		
Fitted Wardrobes		
Utility Room		
WiFi		
Solarium		
Guest Apartment		
Basement		
Staff Accommodation		
Games Room		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Mountain	Close To Golf	Good
Garden	Close To Port	Restoration Required
	Urbanisation	
	Close To Shops	
	Close To Schools	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Private	Not Furnished	Fully Fitted
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Landscaped	Alarm System	Garage
	Electric Blinds	More Than One
	Entry Phone	
<b>Utilities</b>	<b>Category</b>	
Electricity	Holiday Homes	
Drinkable Water	Investment	
Telephone	Resale	
	Golf	