



## Detached Villa for sale in Nueva Andalucía, Marbella

**1,495,000 €**Reference: JNP5150923   Bedrooms: 6   Bathrooms: 4   Plot Size: 432m<sup>2</sup>   Build Size: 292m<sup>2</sup>   Terrace: 80m<sup>2</sup>



## 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.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Private Terrace	South East	Air Conditioning
Solarium		
Basement		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Sea	Close To Golf	Restoration Required
Mountain	Close To Shops	Renovation Required
Panoramic	Close To Town	
	Close To Schools	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Private	Not Furnished	Not Fitted
<b>Garden</b>	<b>Parking</b>	<b>Utilities</b>
Private	Private	Electricity
	Open	
<b>Category</b>		
Investment		
Bargain		
Cheap		
With Planning Permission		