

+34 604 489 646



info@luxury-realty.com

---

Villa in Nueva Andalucía

Reference: R5308696



# INVEST IN YOUR VISION

Nueva Andalucía · Marbella



Bedrooms: 4  
Status: Sale

Bathrooms: 3  
Property Type: Villa

M<sup>2</sup> Build size: 200  
Parking places: by request

Price: 850,000 €  
M<sup>2</sup> Plot Size: 690



Some people buy finished homes.  
Others prefer to decide  
what their space should become.

Some look for comfort.  
Others look for authorship.



**THE LAND PLOT IN  
NUEVA ANDALUCÍA  
WITH AN EXISTING VILLA.**

**SUITABLE FOR RENOVATION,  
FULL REDEVELOPMENT,  
OR A COMPLETE REBUILD**

Plot - 690 sq.m.

Villa for renovation:  
Living space - 223 sq.m.,  
Terrace - 80

Walking distance  
to Puerto Banús



Overview: Investment Opportunity in Nueva Andalucía — Steps from Puerto Banús and the Beaches A 223 m<sup>2</sup> villa set on a 690 m<sup>2</sup> plot — a renovation project with preliminary works already completed (the property has been partially stripped and windows removed), allowing you to immediately proceed with your own concept without additional demolition costs. Location is the key asset. Within walking distance to Puerto Banús, the beaches, and all amenities of Marbella: restaurants, boutiques, supermarkets, gym, hospital, and international schools. This ensures strong liquidity and excellent potential both for private residence and for short- or long-term rental investment. While the property is close to a road and some traffic noise may be present, this strategic location is precisely what creates an attractive entry price in one of the most sought-after areas of the Costa del Sol. A rare opportunity to create a modern villa where demand consistently exceeds supply.

Features:

None, Pool, Mountain views, None, Private garden, Alarm system, Parking, Holiday Home, Investment