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LUXURY REALTY
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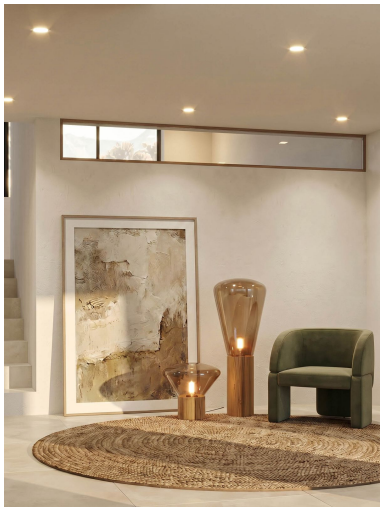
Villa in Nueva Andalucía

Reference: R5423968

Bedrooms: 5
Bathrooms: 5
M² Build size: 274
Price: 975,000 €
Status: Sale
Property Type: Villa
Parking places: by request
M² Plot Size: 413



Overview:Nueva Andalucía, Marbella Detached villa on a 413m² plot, 274m² built. Original plan: 3 bedrooms + basement easily converted into a 4th.5th bedroom suite. Pool, rooftop terrace, a concha/sea views, walking distance to Puerto Banús. The backstory: Fully legalised granted2,5 weeks ago. The owner upgraded the construction to meet all requirements and obtained the permit. This means the structural work is largely done — you're buying a finish-out project, not a renovation from scratch. The deal: Finish-out budget €600K–€750K (estimation of 3 companies) Timeline: realistically under 12 months given the construction status. Selling price: €2.5M Full legal certainty — permits in place, construction corrected and approved Structural work already done — no surprises, no rework Budget risk significantly lower than a typical renovation 4th bedroom in basement = minimal cost, major value uplift Sea views + rooftop + steps from Banús = strong resale and rental profile

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Features:

Pool, Sea views, Mountain views, Private garden, Parking, Investment