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# Villa in Nueva Andalucía

Reference: R5426422



Bedrooms: 4

Bathrooms: by request

M² Build size: 316

Price: 995,000 €

Status: Sale

Property Type: Villa

Parking places: by request

M² Plot Size: 401













Overview:A rare renovation opportunity in one of Marbella's most in-demand residential areas. Located in the heart of Nueva Andalucía, this villa offers exceptional potential for investors, developers or buyers looking to create a bespoke home in a prime location. The property sits on a private plot of approximately 401 m² and offers around 219 m² built across three levels, providing an excellent base for a full renovation project. The current layout includes spacious living areas, three bedrooms, bathrooms, a semi-basement level, storage space, a private garage, several terraces and covered outdoor areas. The villa also benefits from a private garden and swimming pool, creating the perfect foundation to transform the property into a modern Mediterranean residence with strong resale or rental appeal. Its location is one of its strongest assets. Nueva Andalucía is known for its proximity to golf courses, Puerto Banús, international schools, restaurants, shops and the beach, making this property highly attractive both for end buyers and investors looking for long-term value. With the right renovation, this villa has the potential to become a standout home in one of Marbella's most established and desirable areas. A unique opportunity to acquire a villa with private pool, garden and garage in a prime Nueva Andalucía location.

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Features:

None, Pool, Mountain views, Private garden, None, Alarm system, Parking, None