

ALL IN

real estates



House in Nueva Andalucía

Bedrooms **7**

Bathrooms

8 Built **720m2**

Plot **1385m2**

R5105029

House

Nueva Andalucía

3.100.000€

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.

Basement
Double Glazing
Games Room
Near Transport
Storage Room

Basement
Ensuite Bathroom
Guest Apartment
Solarium
Utility Room

Covered Terrace
Fitted Wardrobes
Marble Flooring
Staff Accommodation
WiFi