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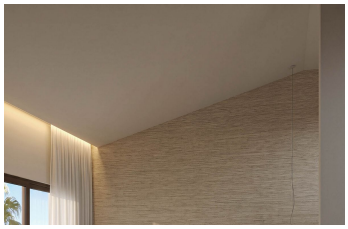
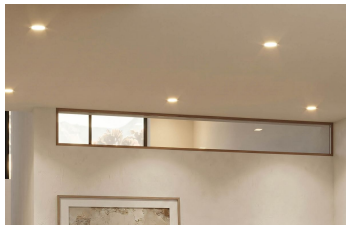


House in Nueva Andalucía

Bedrooms	**5**	Bathrooms	**5**	Built	**274m2**	Plot	**413m2**

R5423968	**House**	**Nueva Andalucía**	**995.000€**

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 granted 4 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. 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 and 5th ?bedroom ?in basement = minimal cost, ?major value ?uplift Sea views ?+ ?rooftop + steps from ?Banús ?= ?strong ?resale ?and ?rental ?profile

Covered Terrace

Covered Terrace

Guest Apartment

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