



# Frakoblet villa til salg i Nueva Andalucía, Marbella West

3.100.000 €

Reference: R5105029    Soveværelser: 7    Badeværelser: 8    Grundstørrelse: 1.385m<sup>2</sup>    Byg Størrelse: 720m<sup>2</sup>    Terrasse: 171m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

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.



## Funktioner:

### Funktioner

Dækket terrasse  
I nærheden af transport  
Opbevaringsrum  
Ensuite badeværelse  
Marmorgulve  
Dobbeltvindue  
Monterede garderober  
Solarium  
Wifi  
Spillelokale  
Gæstefølighed  
Værktøjsrum  
Personale indkvartering

Kælder

### Synspunkter

Bjerg  
Have

### Pool

Privat

### Have

Anlæg

### Hjælpeprogrammer

Elektricitet  
Drikkeligt vand  
Telefon

### Orientering

Syd  
Sydvest

### Indstilling

Tæt på golf  
Tæt på havn  
Urbanisering  
Tæt på butikker  
Tæt på skoler

### Møbel

Ikke møbleret

### Sikkerhed

Alarmsystem  
Elektriske persienner  
Indgangstelefon

### Kategori

Holiday Homes  
Investering  
Golf  
Videresalg

### Klimakontrol

Aircondition  
Kold aircondition  
Varm aircondition  
U/f opvarmning  
U/f/h badeværelser

### Tilstand

God  
Retfærdig  
Restaurering krævet

### Køkken

Fuldt monteret

### Parkering

Garage  
Mere end en