



Отличная вилла для продажи в Nueva Andalucía, Марбелья Вест

1 495 000 €

Ссылка: R5150923 спальни: 6 ванная комната: 4 Размер участка: 432m² Размер сборки: 292m²
terraza: 80m²





Коста дель Соль, Нуэва Андалусия

Rare Investment Opportunity – Nueva Andalucía Luxury Villa
A bargain with panoramic views, 5 min from Puerto Banús

This independent villa is a unique opportunity in Nueva Andalucía, one of Marbella's most sought-after locations. In the upper parts of Nueva Andalucía, the property enjoys breathtaking panoramic views of the sea and the mountains.

Currently configured as two spacious apartments across two levels with 6 bedrooms, the villa offers outstanding potential for transformation into a modern three-level luxury residence.

Approved Project & License – Ready to Build

Approved by Marbella Town Hall.

Architectural plans for an additional third floor, converting the property into a contemporary three-level villa.

Green Energy House option with ValloSolar tiles and solar pergolas, ensuring 24/7 renewable energy for electricity, heating, cooling, hot water, and even car charging.

Plans include the latest high-efficiency panel heating system, outperforming traditional underfloor heating.

Financial Highlights

Offered as-is (including license & architect plans): €1.495.000

Estimated build completion costs: €350.000 – €500.000

Final luxury villa for approx. €2M, with bespoke finishes to suit the buyer's personal taste.

Why This Property?

- 📍 Prime location – short distance to Puerto Banús
- 📍 Panoramic sea & mountain views
- 📍 Rare approved project – immediate renovation potential
- 📍 Green energy concept – future-proof, sustainable living
- 📍 Excellent value – luxury villa at €2M in Nueva Andalucía is an exceptional bargain

The Bottom Line

This is a rare find in Marbella's Golden Triangle: a villa with views, location, and license ready to create a bespoke, eco-friendly luxury residence. For discerning buyers with a €2M budget, it represents unmatched value and potential.



Характеристики:

Функции

Частная терраса

Солярий

Подвал

Виды

Море

Гора

Панорамный

Бассейн

Частный

Сад

Частный

Категория

Инвестиции

Торговаться

Дешевый

С разрешения на планирование

Ориентация

Юго -Восток

Параметр

Рядом с гольфом

Рядом с магазинами

Рядом с городом

Рядом с школами

Мебель

Не меблировано

Стоянка

Частный

Открыть

Климат -контроль

Кондиционер

Состояние

Требуется реконструкция

Требуется восстановление

Кухня

Не установлен

Коммунальные услуги

Электричество