



# Frakoblet villa til salg i Nueva Andalucía, Marbella West

850.000 €

Reference: R5308696 Soveværelser: 4 Badeværelser: 3 Grundstørrelse: 690m<sup>2</sup> Byg Størrelse: 200m<sup>2</sup> Terrasse: 23m<sup>2</sup>



Some people buy finished homes.  
Others prefer to decide  
what their space should become.

Some look for comfort.  
Others look for authorship.



**THE LAND PLOT IN  
NUEVA ANDALUCÍA  
WITH AN EXISTING VILLA.  
SUITABLE FOR RENOVATION,  
FULL REDEVELOPMENT,  
OR A COMPLETE REBUILD**

Plot - 690 sq.m.

Villa for renovation:

Living space - 223 sq.m.,

Terrace - 80

Walking distance  
to Puerto Banús



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## Costa del Sol, Nueva Andalucía

Investment Opportunity in Nueva Andalucía – Steps from Puerto Banús and the Beaches

A 223 m<sup>2</sup> villa set on a 690 m<sup>2</sup> plot – a renovation project with preliminary works already completed (the property has been partially stripped and windows removed), allowing you to immediately proceed with your own concept without additional demolition costs.

Location is the key asset.

Within walking distance to Puerto Banús, the beaches, and all amenities of Marbella: restaurants, boutiques, supermarkets, gym, hospital, and international schools.

This ensures strong liquidity and excellent potential both for private residence and for short- or long-term rental investment.

While the property is close to a road and some traffic noise may be present, this strategic location is precisely what creates an attractive entry price in one of the most sought-after areas of the Costa del Sol.

A rare opportunity to create a modern villa where demand consistently exceeds supply.



## Funktioner:

### Funktioner

Privat terrasse

Gæstelejlighed

Grill

Kælder

### Indstilling

Tæt på golf

Tæt på havet

Tæt på butikker

Tæt på byen

Tæt på skoler

Tæt på marina

### Have

Privat

### Hjælpeprogrammer

Elektricitet

### Orientering

Nordøst

Sydvest

### Tilstand

Renovering krævet

### Sikkerhed

Alarmsystem

### Kategori

Holiday Homes

Investering

### Synspunkter

Bjerg

Land

Pool

Gade

### Pool

Privat

### Parkering

Garage