



# Vrijstaande Villa te koop in Nueva Andalucía, Marbella

850.000 €

Referentie: R5308696 Slaapkamers: 4 Badkamers: 3 Plotgrootte: 690m<sup>2</sup> Perceelgrootte: 200m<sup>2</sup> Terras: 23m<sup>2</sup>



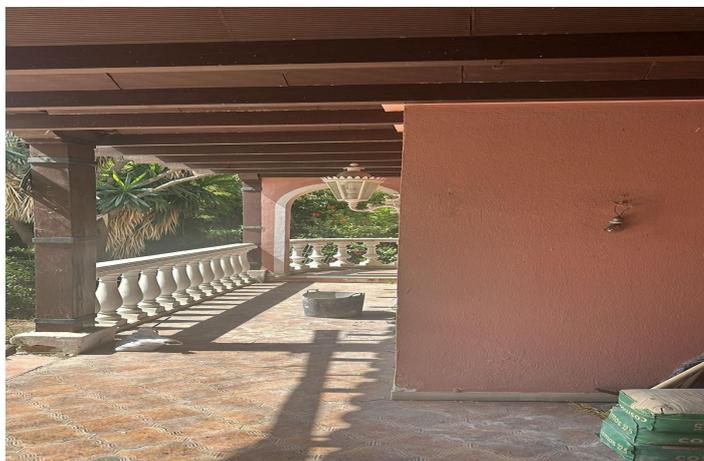
**INVEST IN  
YOUR VISION**

Nueva Andalucía - Marbella



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.



## Kenmerken:

### Extra's

Privé Terras  
Gasten appartement  
Barbecue  
Kelder

### Ligging

Dichtbij golfbaan  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen  
Dichtbij jachthaven

### Tuin

private Garden

### Voorzieningen

Elektriciteit

### Zonorientatie

North East Orientation  
South West Orientation

### Huidige Staat

Renovatie nodig

### Beveiliging

Alarmsysteem

### Categorie

Vakantiehuis  
Investering

### Uitzicht

Mountain Bekeken  
Country Bekeken  
Pool Bekeken  
street Views

### Zwembad

private Pool

### Parkeergelegenheid

garage