

Villa in Nueva Andalucía

Reference: R5423968



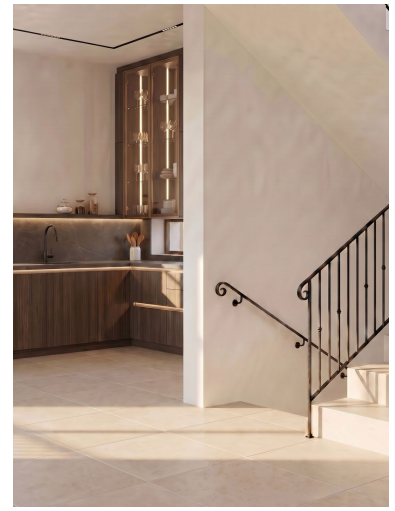
Bedrooms: 5  
Status: Sale

Bathrooms: 5  
Property Type: Villa

M<sup>2</sup>: 274  
Parking places: by request

Price: 975,000 €  
Printing day : 3rd July 2026





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Overview: Nueva Andalucía, Marbella Detached villa on a 413m<sup>2</sup> plot, 274m<sup>2</sup> 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 2,5 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. The deal: Finish-out budget €600K–€750K (estimation of 3 companies) Timeline: realistically under 12 months given the construction status. Selling price: €2.5M 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 bedroom in ■basement ■= minimal ■cost, major ■value uplift Sea views + rooftop ■+ ■steps from Banús ■= ■strong ■resale ■and ■rental ■profile

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Features:

Town, Pool, Sea views, Mountain views, Garden, Parking, Investment