HI HOMES

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Detached Villa for sale in Nueva Andalucía, Marbella

995,000 €

Reference: R5423968 **Bedrooms:** 5 **Bathrooms:** 5 **Plot Size:** 413m^2 **Build Size:** 274m^2 **Terrace:** 19m^2











Costa del Sol, Nueva Andalucía

Nueva Andalucía, Marbella
Detached villa on a 413m² plot, 274m² 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 4 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.

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 and 5th bedroom in basement = minimal cost, major value uplift
Sea views + rooftop + steps from Banús = strong resale and rental profile

Features:

Features
Covered Terrace
Guest Apartment

Setting
Close To Port
Close To Town
Close To Schools

Furniture
Not Furnished

Parking
Covered

Orientation
North
South

Condition
Renovation Required

Kitchen
Not Fitted

Category
Investment
Bargain
Cheap

Views
Sea
Mountain
Panoramic

Pool
Private

Garden
Private