



Detached Villa for sale in Nueva Andalucía, Marbella

975,000 €

Reference: R5423968 Bedrooms: 5 Bathrooms: 5 Plot Size: 413m² Build Size: 274m² Terrace: 19m²





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 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



Features:

Features

Covered Terrace
Guest Apartment

Orientation

North
South

Views

Sea
Mountain
Panoramic

Setting

Close To Port
Close To Town
Close To Schools

Condition

Renovation Required

Pool

Private

Furniture

Not Furnished

Kitchen

Not Fitted

Garden

Private

Parking

Covered

Category

Investment
Bargain
Cheap