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NUEVA ANDALUCÍA

1,350,000 €

REFERENCE R5431261

# Exclusive Building Opportunity: Prime Plot with Approved Project in Nueva Andalucía's Prestigious Haza del Conde

1,210 m²

PLOT





# Description

An unparalleled opportunity awaits discerning investors in Southern Spain. Luxury Realty proudly presents an exceptional building plot with a pre-approved project and permit, nestled within the esteemed Haza del Conde Urbanization, Nueva Andalucía, Marbella. This ready-to-build land fast-tracks your bespoke luxury residence, eliminating typical planning complexities. It’s a curated canvas for an architectural masterpiece in a locale synonymous with opulence and a sophisticated Mediterranean lifestyle.

## Discover Nueva Andalucía: Southern Spain's Premier Luxury Destination

Strategically positioned in the heart of the glamorous Costa del Sol, Nueva Andalucía is a beacon of luxury living. Known as "The Golf Valley," it boasts championship courses, panoramic views, and a vibrant, cosmopolitan atmosphere. Its privileged location offers effortless access to Puerto Banús's world-class marina, designer boutiques, and Marbella's charming Old Town. The area provides prestigious international schools, health facilities, diverse culinary experiences, and golden beaches for relaxation under the Spanish sun.

Haza del Conde Urbanization itself epitomizes exclusivity and tranquility. Renowned for its generous plots and grand residences, it offers a private residential environment with meticulously maintained surroundings and lush landscaping. This creates an atmosphere of serene luxury, ideal for a substantial family home or a magnificent holiday retreat where discretion and prestige converge.

## Your Advantage: A Pre-Approved Vision on a Grand Scale

The most compelling feature is the inclusion of a fully approved project and a valid building permit. This invaluable asset streamlines the entire construction process, eliminating uncertainties, delays, and complex bureaucratic hurdles. For the astute buyer, this drastically reduces the timeline from acquisition to groundbreaking, allowing rapid realization of a custom-designed luxury villa tailored precisely to their specifications. This approval provides a clear blueprint for a magnificent detached single-family home.

Spanning one thousand two hundred and ten square meters (1,210 sqm), this generously proportioned building plot (PLOT A-31) provides ample space for constructing an imposing residence. This expansive area allows for integration of lush gardens, sun-drenched terraces, a large bespoke swimming pool, and dedicated leisure areas, creating an exclusive private oasis. Classified as a "Detached Single-Family Home," it ensures freedom to construct a substantial, independent, and architecturally distinct property, guaranteeing ultimate privacy and exclusivity.

The boundaries accentuate the plot's prime nature: 34 meters border a green area (North/Northwest); 23.9 meters front a public road (South); 30.3 meters adjoin Property A-29 (East); and 35 meters also fronts a public road (West). These delimitations provide legal clarity and highlight the plot's advantageous positioning, offering a blend of secluded green space proximity with convenient road access.

## An Investment in Legacy: Seize Your Marbella Opportunity

Investing in a building plot with approved plans in Nueva Andalucía, Marbella, is a profound investment in a lifestyle many aspire to. The region's consistent appeal to a sophisticated international clientele, coupled with its robust luxury property market, ensures strong long-term value appreciation. This unparalleled opportunity to craft a custom home in such an esteemed location means creating an enduring legacy – a residence tailored to your deepest desires, offering uncompromised comfort, exquisite luxury, and an unparalleled living experience under the glorious Southern Spanish sky.

Properties offering such a distinct advantage – a prime, sought-after location in Nueva Andalucía, coupled with a fully pre-approved project and permit – are exceptionally rare and command immense interest. This is a unique invitation to transform your architectural vision into tangible reality without the customary waiting period. Luxury Realty proudly presents this extraordinary offering. We encourage all genuinely interested parties to contact us without delay for comprehensive details and

to arrange a private viewing. Your bespoke luxury lifestyle begins here.

## Details

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|---|---|---|---|
| Reference | R5431261 | Property Type | Land |
| Status | Sale | Price | 1,350,000 € |
| Bedrooms | by request | Bathrooms | by request |
| Build size | – | Plot Size | 1,210 m² |
| Terrace | – | Parking places | by request |

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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