

NUEVA ANDALUCÍA

■■■■■ ■ Nueva Andalucía

995 000 €

■■■■■■■■ R5426422

4	316 m²	401 m²	45 m²
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A rare renovation opportunity in one of Marbella's most in-demand residential areas. Located in the heart of Nueva Andalucía, this villa offers exceptional potential for investors, developers or buyers looking to create a bespoke home in a prime location. The property sits on a private plot of approximately 401 m² and offers around 219 m² built across three levels, providing an excellent base for a full renovation project. The current layout includes spacious living areas, three bedrooms, bathrooms, a semi-basement level, storage space, a private garage, several terraces and covered outdoor areas. The villa also benefits from a private garden and swimming pool, creating the perfect foundation to transform the property into a modern Mediterranean residence with strong resale or rental appeal. Its location is one of its strongest assets. Nueva Andalucía is known for its proximity to golf courses, Puerto Banús, international schools, restaurants, shops and the beach, making this property highly attractive both for end buyers and investors looking for long-term value. With the right renovation, this villa has the potential to become a ■standout ■home ■in ■one of ■Marbella's ■most ■established ■and ■desirable areas. A ■unique ■opportunity to ■acquire ■a villa ■with ■private ■pool, ■garden and garage ■in ■a ■prime ■Nueva ■Andalucía ■location.

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