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Villa

Nueva Andalucía



Rooms: 4	Bathrooms: 3	M²: 200	Price: 850,000 €
Status: Sale	Property Type: Villa	Reference: R5308696	Publish date: 11.03.26

Overview:Investment Opportunity in Nueva Andalucía — Steps from Puerto Banús and the Beaches A 223 m² villa set on a 690 m² plot — a renovation project with preliminary works already completed (the property has been partially stripped and windows removed), allowing you to immediately proceed with your own concept without additional demolition costs. Location is the key asset. Within walking distance to Puerto Banús, the beaches, and all amenities of Marbella: restaurants, boutiques, supermarkets, gym, hospital, and international schools. This ensures strong liquidity and excellent potential both for private residence and for short- or long-term rental investment. While the property is close to a road and some traffic noise may be present, this strategic location is precisely what creates an attractive entry price in one of the most sought-after areas of the Costa del Sol. A rare opportunity to create a modern villa where demand consistently exceeds supply.

Features:

Pool, None, None, None, Parking, None, None