



## Willa w Nueva Andalucía

Nueva Andalucía

€ 3.100.000

 Typ:	<b>villa</b>	 Powierzchnia:	<b>720 m2</b>
 Taras:	<b>171 m2</b>	 Liczba łazienek:	<b>8</b>
 Liczba sypialni:	<b>7</b>	 Garaż:	<b>Tak</b>
 Basen:	<b>Tak</b>	 Działka:	<b>1385 m²</b>
 Klimatyzacja:	<b>Tak</b>	 Telewizja:	<b>Nie</b>
 Blisko pól golfowych:	<b>Tak</b>	 Wi-Fi:	<b>Tak</b>

Introducing an exclusive investment opportunity in the heart of Nueva Andalucía — Marbella's prime residential area.

This villa project is available for 3,100,000 euros, with a fully approved building license and a complete architectural design already in place. That means you can begin construction immediately, reducing both risk and time-to-market.

The project allows for 981 square meters of buildable area and a plot size of 1.395 square meters, ideal for a high-end villa tailored to the international luxury market. Once completed, similar properties in this area are achieving excellent returns, with investors seeing gross margins between 47% and 60% on average.

Nueva Andalucía continues to attract strong demand from international buyers, driven by its proximity to Puerto Banús, world-class golf courses, fine dining, and elite private international schools. This makes it not just a lifestyle purchase, but a secure and highly profitable investment in one of Marbella's most resilient luxury markets.

With location, design, and license already aligned, this is a rare chance to move directly from acquisition to construction and capitalize on Marbella's consistent demand for new, modern villas.



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