

**Detached Villa in Nueva Andalucía – 7 bedrooms – 8 baths**  
 Bedrooms **7** Bathrooms **8** Built **720m<sup>2</sup>** Plot **1385m<sup>2</sup>**  
**R5105029** **property** **Nueva Andalucía** **3.100.000€**

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. This means you can begin construction immediately, reducing both risk and time to market. The project covers 720 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.

**Basement**

**Double Glazing**

**Games Room**

**Near Transport**

**Storage Room**

**Basement**

**Ensuite Bathroom**

**Guest Apartment**

**Solarium**

**Utility Room**

**Covered Terrace**

**Filtered Wardrobes**

**Marble Flooring**

**Staff Accommodation**

**WiFi**