# Detached Villa in Nueva Andalucía

## €995,000

Nueva Andalucía, Málaga

Bedrooms: 5 | Bathrooms: 5 | Plot: 413 m² | Built: 274 m² | Terrace: 19 m²









## Overview

Nueva Andalucía, Marbella
Detached villa on a 413m² plot, 274m² built.
Original plan: 3 bedrooms + basement easily converted into a 4th/5th bedroom suite. Pool, rooftop terrace, a concha/sea views, walking distance to Puerto Banús.

The backstory:
Fully legalised granted 4 weeks ago. The owner upgraded the construction to meet all requirements and obtained the permit.
This means the structural work is largely done — you're buying a finish-out project, not a renovation from

scratch.

Full legal certainty — permits in place, construction corrected and approved
Structural work already done — no surprises, no rework
Budget risk significantly lower than a typical renovation
4th and 5th bedroom in basement = minimal cost, major value uplift
Sea views + rooftop + steps from Banús = strong resale and rental profile

## Amenities

Setting: Close To Port, Close To Town, Close To Schools

Orientation: North Facing, South Facing

Condition: Renovation Required

Pool: Private Pool

Views: Sea Views, Mountain Views, Panoramic Views

Features: Covered Terrace, Guest Apartment

Furniture: Not Furnished

Kitchen: Not Fitted Kitchen

Garden: Private Garden

Parking: Covered Parking

Category: Bargain, Cheap, Investment

## Contact

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