

+34 695 577 651

LW
Estates

info@lw-estates.com

Villa in Nueva Andalucía

Reference: R5423968



Bedrooms: 5

Bathrooms: 5

M²: 274

Price: 975,000 €

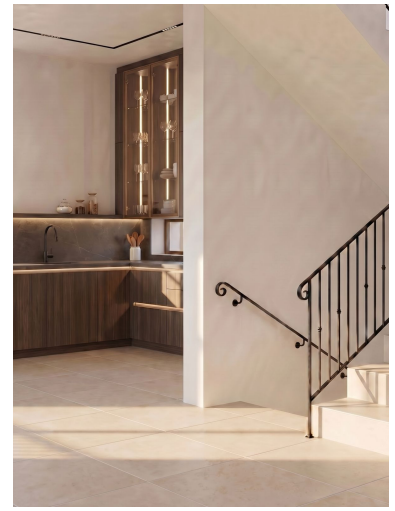
Status: Sale

Property Type: Villa

Parking places: by request

Printing day : 23rd August
2026





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 2,5 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. The deal: Finish-out budget €600K–€750K (estimation of 3 companies) Timeline: realistically under 12 months given the construction status. Selling price: €2.5M 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 ■bedroom ■in basement ■= ■minimal cost, ■major value uplift Sea ■views + ■rooftop + ■steps from Banús ■= ■strong ■resale ■and ■rental ■profile

Features:

Pool, Sea views, Mountain views, Private garden, Parking, Investment