

## Villa zum Verkauf in Nueva Andalucía, Costa del Sol

5 Schlafzimmer | 5 Badezimmer | 274 m<sup>2</sup> Wohnfläche | 19 m<sup>2</sup> Terrasse | Garten Ja | Pool Ja |



### Beschreibung der Immobilie

Nueva Andalucía, Marbella

Detached villa on a 413m<sup>2</sup> plot, 274m<sup>2</sup> 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 fro