

Villa for sale in Nueva Andalucía, Costa del Sol

5 Bedrooms | 5 Bathrooms | 274 m² Interior | 19 m² Terraces | **Garden** Yes | **Pool** Yes |



Property Description

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