

## NUEVA ANDALUCÍA



bedrooms

6

bathrooms

4

built m<sup>2</sup>

292

terrace m<sup>2</sup>

80

plot m<sup>2</sup>

432

## VILLA IN NUEVA ANDALUCÍA

Rare Investment Opportunity – Nueva Andalucía Luxury Villa A bargain with panoramic views, 5 min from Puerto Banús This independent villa is a unique opportunity in Nueva Andalucía, one of Marbella's most sought-after locations. In the upper parts of Nueva Andalucía, the property enjoys breathtaking panoramic views of the sea and the mountains. Currently configured as two spacious apartments across two levels with 6 bedrooms, the villa offers outstanding potential for transformation into a modern three-level luxury residence. Approved Project & License – Ready to Build Approved by Marbella Town Hall. Architectural plans for an additional third floor, converting the property into a contemporary three-level villa. Green Energy House option with ValloSolar tiles and solar pergolas, ensuring 24/7 renewable energy for electricity, heating, cooling, hot water, and even car char...

community

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garbage

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ibi

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price

1,495,000 €



