NUEVA ANDALUCÍA

sypialnie	■azienki	zbudowany m²	taras m²	fabu■a m²
7	8	720	171	1 385

VILLA W NUEVA ANDALUCÍA

Introducing an exclusive investment opportunity in the heart of Nueva Andalucía — Marbella's prime residential area. This villa project is available for 3,100,000 euros, with a fully approved building license and a complete architectural design already in place. That means you can begin construction immediately, reducing both risk and time-to-market. The project allows for 981 square meters of buildable area and a plot size of 1.395 square meters, ideal for a high-end villa tailored to the international luxury market. Once completed, similar properties in this area are achieving excellent returns, with investors seeing gross margins between 47% and 60% on average. Nueva Andalucía continues to attract strong demand from international buyers, driven by its proximity to Puerto Banús, world-class golf courses, fine dining, and elite private international schools. This makes it not just a lifestyle purchase, but a secure and highly profitable investment in one of Marbella's most resilient luxury markets. With location, design, and license already aligned, this is a rare chance to move directly from acquisition to construction and capitalize on Marbella's consistent demand for new, modern villas.

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