



R5423968

📍 Nueva Andalucía

REF# R5423968 975.000 €

BEDS

5

BATHS

5

BUILT

274 m²

PLOT

413 m²

TERRACE

19 m²

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.

IDILIQ

ESTATES

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

