

## Nueva Andalucía - Marbella

House - Detached Villa in Nueva Andalucía

**Ref.: R5308696    850.000 €**

4

3

690 m<sup>2</sup>

200 m<sup>2</sup>

m<sup>2</sup>

Investment Opportunity in Nueva Andalucía — Steps from Puerto Banús and the Beaches A 223 m<sup>2</sup> villa set on a 690 m<sup>2</sup> plot — a renovation project with preliminary works already completed (the property has been partially stripped and windows removed), allowing you to immediately proceed with your own concept without additional demolition costs. Location is the key asset. Within walking distance to Puerto Banús, the beaches, and all amenities of Marbella: restaurants, boutiques, supermarkets, gym, hospital, and international schools. This ensures strong liquidity and excellent potential both for private residence and for short- or long-term rental investment. While the property is cl...