



## HOUSE 7 BEDROOMS 8 BATHROOMS IN NUEVA ANDALUCIA

📍 Nueva Andalucia

REF# R5105029 €3,100,000

BEDS	BATHS	BUILT	PLOT	TERRACE
7	8	720 m <sup>2</sup>	1385 m <sup>2</sup>	171 m <sup>2</sup>

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

# BROMLEY ESTATES

*Marbella*

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.

