€ 995,000
Ref: R5423968

for sale in Marbella

5 Bedrooms | **5** Bathrooms | **274** m² Interior | **0** m² Plot | **Pool** Yes |






Property Description

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 4 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.

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 and 5th bedroom in basement = minimal cost, major value uplift
Sea views + rooftop + steps from Banús = strong resale and rental profile