



## Detached Villa for sale in Marbella, Marbella

3,895,000 €

Reference: R4801192 Bedrooms: 6 Bathrooms: 6 Plot Size: 847m<sup>2</sup> Build Size: 562m<sup>2</sup> Terrace: 180m<sup>2</sup>















## Costa del Sol, Marbella

PROJECT AND LICENSES APPROVED - OFF-PLAN LUXURY ECOLOGICAL VILLA IN MARBESA, MARBELLA, SECOND LINE OF THE BEACH WITH SEA VIEWS This property will be built on 3 floors with a PVE panoramic elevator consisting of an entrance hall, 3 bedrooms with ensuite bathrooms, and a garden with a pool, a few trees and scrubs and a pool. On the first floor, we have the guest toilet, a fully fitted kitchen with all appliances, a living-dining area, the master bedroom with an ensuite bathroom and dressing, and a heated pool. In the basement, there is a big garage, a laundry room fitted with cabinets, a worktop, a sink, a cinema room, 2 bedrooms with a shared bathroom (possibility to add a second bathroom), an installation room, and a distributor. The sunroof has a pergola with a sitting area, BBQ area, and Jacuzzi. Photos of bathrooms and the kitchen are just examples; the final choice will be that of the client! Example of some of the specifications - Interior and exterior floor tiles from GRESPANIA 600x600 or 800X800 or 1200x1200 (Depends on chosen tile) - Bathroom walls with COVERLAM plates (GRESPANIA) 2700X1200 -Bathrooms from ROCA - GEBERIT - VILLEROY-BOCH - Aerothermia/airconditioning - PVE elevator (NO MAINTENANCE) - Underfloor heating in the full villa - Ceiling high windows with a sunken track, 5+5/chamber/4+4 -Invisible ceiling-high doors - Fully fitted kitchen with aluminum frame doors and covered with COVERLAM - Island with COVERLAM no visible joints - White goods from BOSCH or AEG - Heated pool - Shutters in the downstairs bedrooms - Solar panels and 2 lithium batteries of 10kW - Car charger - LED lights in the driveway to the garage and entrance to the villa - Dusk till downlights - Motorised entrance gate and driveway gate We are a construction company, Key-in-Hand, that can design and construct any possibility you can think of. If you do not see a design of us that you like we design a totally new villa for you according to your ideas and input.





## **Features:**

**Climate Control Features Views Covered Terrace** Pre Installed A/C Sea Views Lift Cold A/C **Panoramic** Garden **Near Transport** Hot A/C U/F Heating **Private Terrace** Pool U/F/H Bathrooms Urban Storage Room

**Ensuite Bathroom Double Glazing Fitted Wardrobes** 

Solarium WiFi Gym

**Utility Room** Jacuzzi Barbeque **Domotics** 

**Basement** Fiber Optic

Access for people with reduced

mobility

Setting Condition Pool Beachside **New Build** Heated Close To Golf **Private** 

Close To Port Urbanisation Close To Sea Close To Town Close To Schools

Beachfront Town Marina

**Furniture** Kitchen Garden Optional **Fully Fitted Private** 

Kitchen-Lounge

Security **Parking Utilities** Alarm System Underground Electricity **Electric Blinds** Drinkable Water Garage

**Entry Phone Private** Telephone

Covered Photovoltaic solar panels Safe Solar water heating

More Than One

Category Investment Frontline Beach Luxury

Off Plan





With Planning Permission Contemporary New Development