



Detached Villa for sale in Marbesa, Marbella

1,595,000 €

Reference: R4306042 Bedrooms: 6 Bathrooms: 5 Plot Size: 915m² Build Size: 570m² Terrace: 167m²





Costa del Sol, Marbesa

SECOND LINE BEACH MARBELLA. PLOT WITH BUILDING LICENCE APPROVED. READY TO BUILT NOW!!! APPROVAL FOR LICENCE TOOK 22 MONTHS. A stunning 5/6 bed, 5 bath luxury carbon passive Eco villa located second line beach in Marbesa/Marbella. Easy walking distance to several beach restaurants, Nikki Beach Club, the 5 star hotel Don Carlos and the marina of Cabopino. Square metres built are 570 m2 with covered terraces of 167 m2 and pool of 33.37m2. Basement includes underground parking for several cars (81 m2)with lift access to all floors. There is a Laundry room, gym, home cinema and 1/2 naturally lit bedrooms with shared bathroom Ground floor; Main entrance with 3 bedrooms & 3 bathrooms ensuite. Lift. First floor; master bedroom with dressing room & ensuite bathroom (60m2) Stunning sea views. Glass sided heated infinity pool and spacious terrace off master bedroom and living area. Dining area with open plan kitchen separated from living area by wall suspended Italian fire place. Lift. Master suite including bathroom 50 m2 !! Sun Terrace with Pergola and jacuzzi. Lift, jacuzzi. The house is built with thermally efficient blocks made of steel and graphite impregnated foam produced by BASF in Germany with insulated concrete floors providing A rating. Windows and doors also have insulation to retain heat and reduce sound. The house will also have 16 solar panels rated at 6,4kw with 20kw of battery storage controlled via App. Utilities ' 20kw Battery Storage' Add 'Infinity' to Pool description Domotic home control systems via app will include lighting, heating, aircon and pool heating. Entrance gates and garage door will be controlled by remote Garden with artificial grass trees and shrubs with automated irrigation. Energy Efficient' and ' low maintenance garden'



Features:

Features
 Covered Terrace
 Lift
 Near Transport
 Satellite TV
 Storage Room
 Ensuite Bathroom
 Double Glazing
 Fitted Wardrobes
 Solarium
 WiFi
 Domotics
 Basement
 Fiber Optic
 Access for people with reduced mobility

Orientation

South
 South East

Climate Control

Air Conditioning
 Cold A/C
 Hot A/C

Views

Sea Views
 Garden
 Pool
 Beach

Setting

Beachside
 Urbanisation
 Close To Sea
 Close To Shops
 Close To Schools
 Beachfront

Condition

Good
 New Build

Pool

Heated
 Private
Security
 Gated Complex

Kitchen

Fully Fitted
Parking
 Underground
 Covered
 More Than One

Garden

Private
Utilities
 Electricity
 Drinkable Water
 Photovoltaic solar panels

Category

Frontline Beach
 Luxury
 Contemporary