



## Detached Villa for sale in Marbesa, Marbella

**1.700.000 €**

Reference: R4306042   Bedrooms: 6   Bathrooms: 5   Plot Size: 915m<sup>2</sup>   Build Size: 570m<sup>2</sup>   Terrace: 167m<sup>2</sup>





## 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:

### Özellikler

Kapalı teras  
Kaldırmak  
Ulaşım yakınında  
Uydu televizyonu  
Depo  
Ensuite Banyo  
Çift cam  
Takılmış gardıroplar  
Solaryum  
Wifi  
Domotik  
Bodrum  
Fiber optik  
Hareketliliği azaltılmış kişiler için erişim

### Görüşler

Deniz  
Bahçe  
Havuz  
Sahil

### Havuz

Isıtmalı  
Özel

### Güvenlik

Kapılı kompleks

### Kategori

Sahil  
Lüks  
Modern

### Oryantasyon

Güney  
Güney Doğu

### Ayar

Sahil kenarında  
Kentleşme  
Denize yakın  
Dükkanlara Yakın  
Okullara yakın  
Sahil

### Mutfak

Tam takılmış

### Otopark

Yeraltı  
Kapalı  
Birden fazla

### İklim kontrolü

Klima  
Soğuk klima  
Sıcak klima

### Durum

İyi  
Yeni İnşaat

### Bahçe

Özel

### Kamu hizmetleri

Elektrik  
İçilebilir su  
Fotovoltaik güneş panelleri